



LAKEFRONT BLOCKS

BLOCK
37

BLOCK
31

BLOCK
25

MUP# 3017398

MUP# 3017484

MUP# 3017401

630 WESTLAKE
AVENUE NORTH

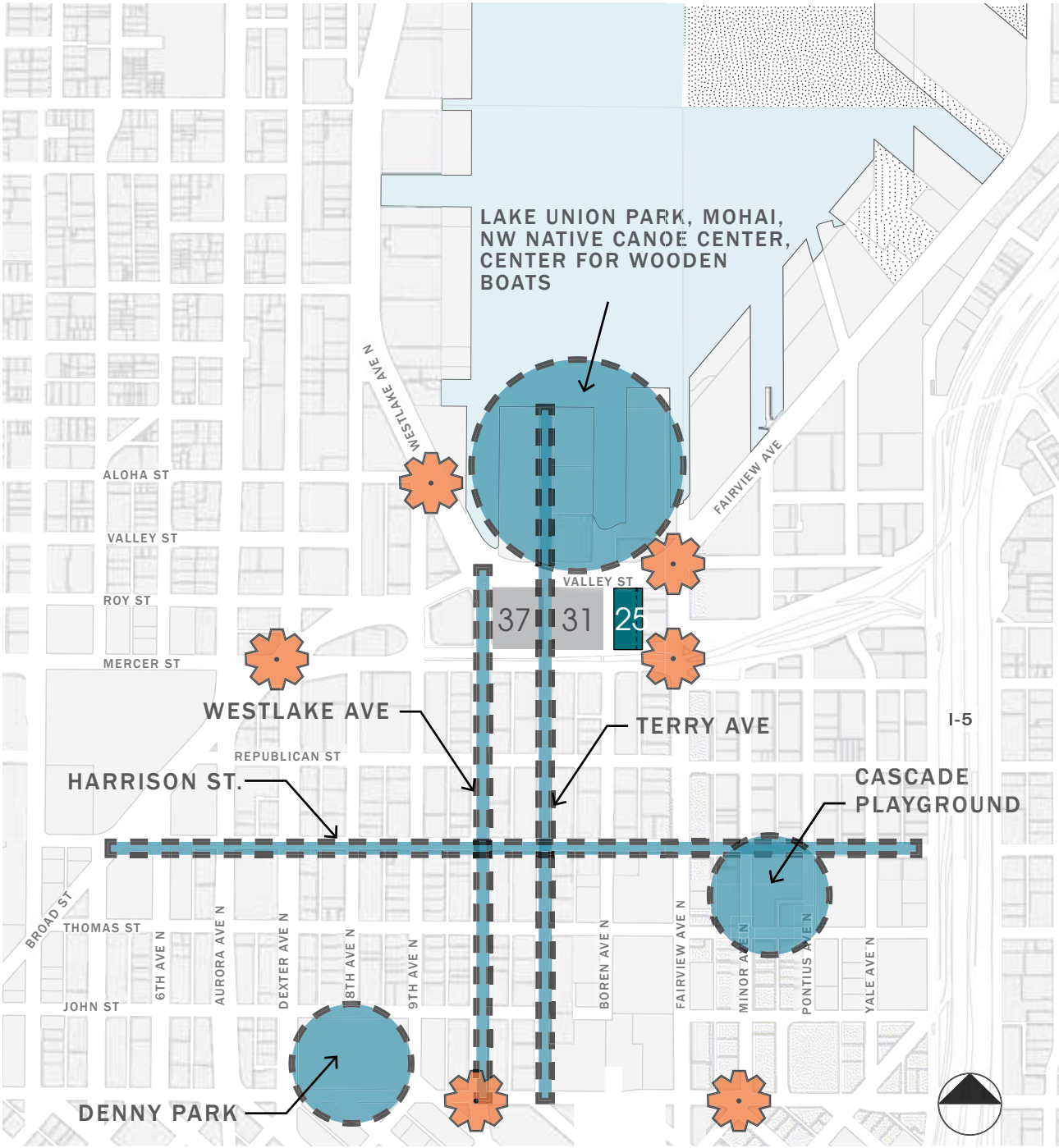
625 BOREN
AVENUE NORTH

630 BOREN
AVENUE NORTH

EARLY DESIGN GUIDANCE #2
WEST DESIGN REVIEW BOARD
MEETING ON NOVEMBER 19, 2014

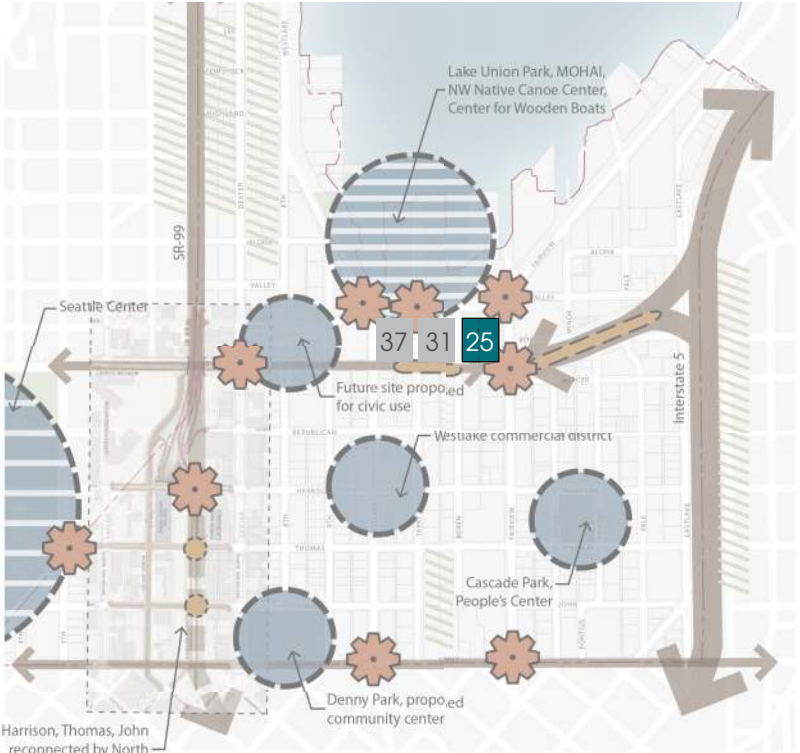
RUNBERG ARCHITECTURE GROUP
VULCAN REAL ESTATE

GATEWAYS, HEARTS AND EDGES



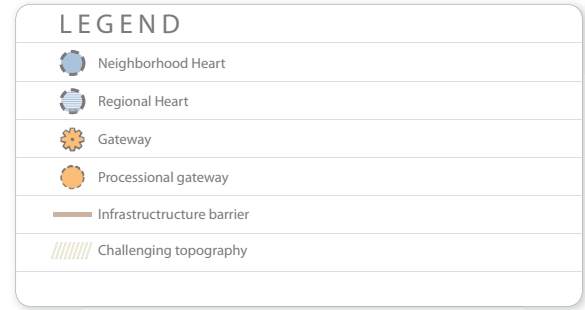
SOUTH LAKE UNION NEIGHBORHOOD DESIGN GUIDELINES

The sites are located between several “heart” and gateway locations identified by the South Lake Union Neighborhood Design Guidelines. Terry Avenue, Westlake Avenue and the South Lake Union Park area are all important heart locations located adjacent to the site.



SOUTH LAKE UNION URBAN DESIGN FRAMEWORK

According to the SLU Urban Design Framework, gateways are the notable passages into and out of the neighborhood, hearts are the centers of community life, and edges are the boundaries that define SLU. The Lakefront Blocks are located at important gateway intersections between the regional heart at South Lake Union park and a processional gateway along Mercer Street.



SOUTH LAKE UNION
Height and Density Alternatives



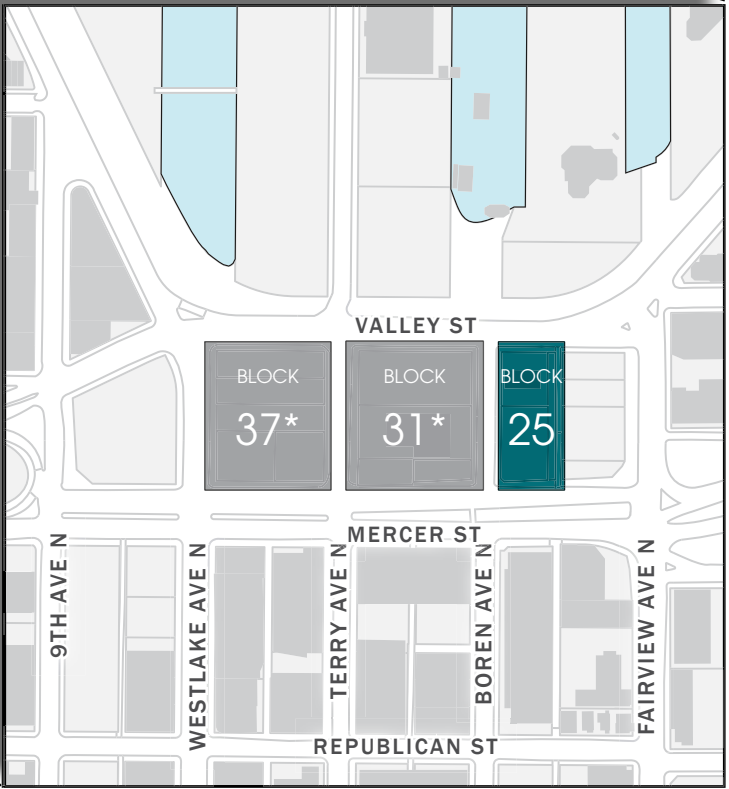
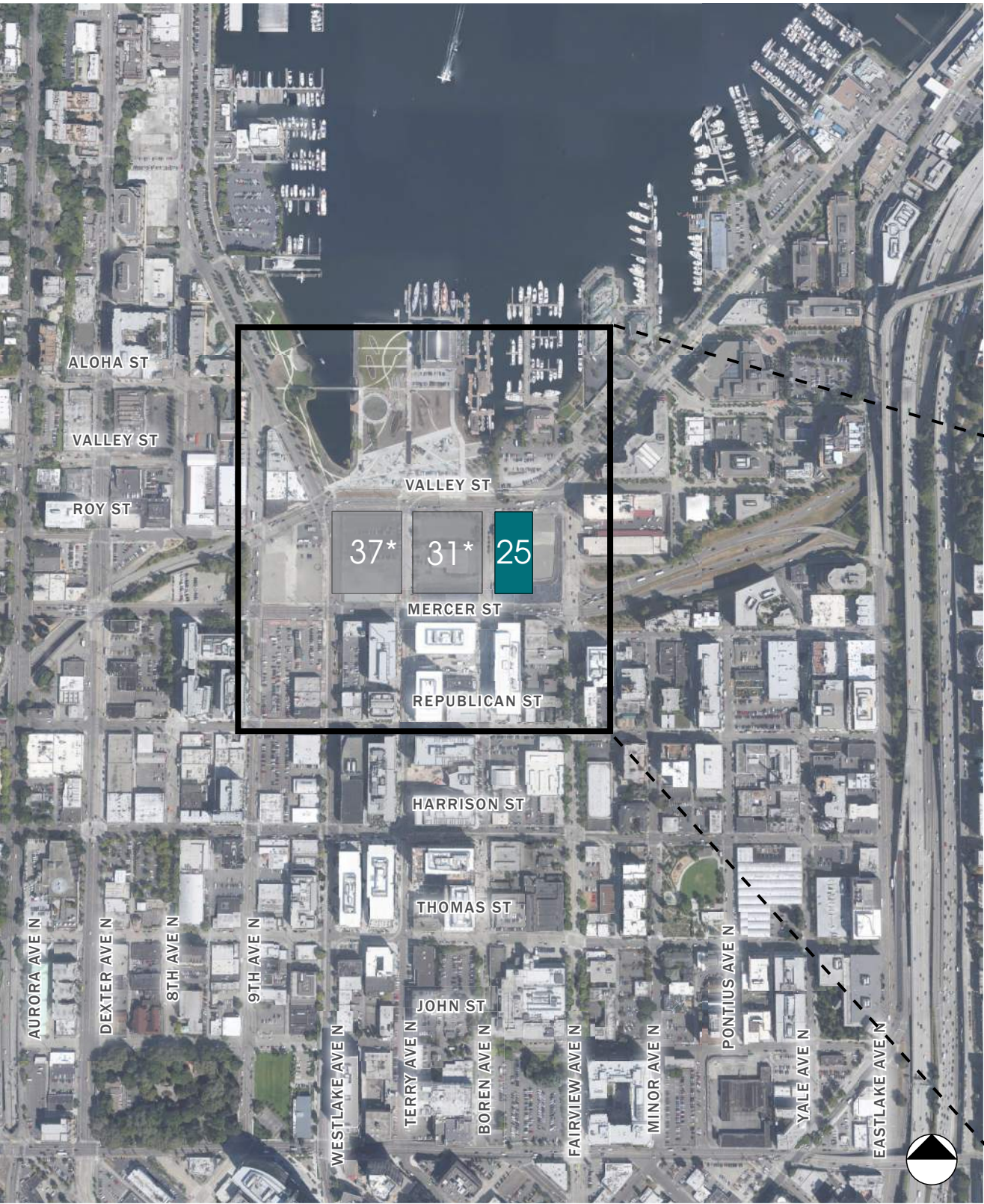
The South Lake Union Rezone EIS states the following objectives which are applicable to this project:

- Use limited land resources more efficiently, pursue a development pattern that is economically sound, and maximize the efficiency of public investment in infrastructure and services.
- Ensure capacity for long-term growth consistent with the designation of South Lake Union as one of the City’s six urban centers.
- Provide for a more diverse and attractive neighborhood character by providing a mix of housing types, uses, building types, and heights.
- Promote a land use pattern that provides for a balanced mix of residential and employment opportunities.
- Enhance the pedestrian quality at street level by providing amenities, taking into consideration light and air as well as public view corridors and providing for retail activity at key locations.

The proposal seeks to provide a mixed-use building on the site that will provide the highest and best use, providing much desired residential units and ground-floor commercial space.

CONTENTS

EDG 1 DESIGN GUIDANCE	
Board Comments & Direction	4
Site Plan	5
Massing Concepts	6
Design Priorities	8
NEIGHBORHOOD CONTEXT	
Perspective Views	9
Mercer Street Analysis	14
LANDSCAPE DESIGN CONCEPTS	
Landscape plan	16
Landscape Design Concepts	17
BLOCK 25 DESIGN CONCEPTS	
EDG 1 Concepts	20
EDG 2 Concepts	21
Ground Floor Uses	22
Mercer Street Design	27
Plans	28
Massing Views	30
Site Sections	32
Massing Diagrams	34
TOWER ENSEMBLES	
Design Concepts	36
DESIGN DEPARTURES	
Structure Height	38
Facade Height	39



*Block 31, 37 presented and reviewed by the Board on 09/17/2014 as separate MUP

SUMMARY OF EDG 1 DESIGN GUIDANCE

DESIGN REVIEW BOARD COMMENTS

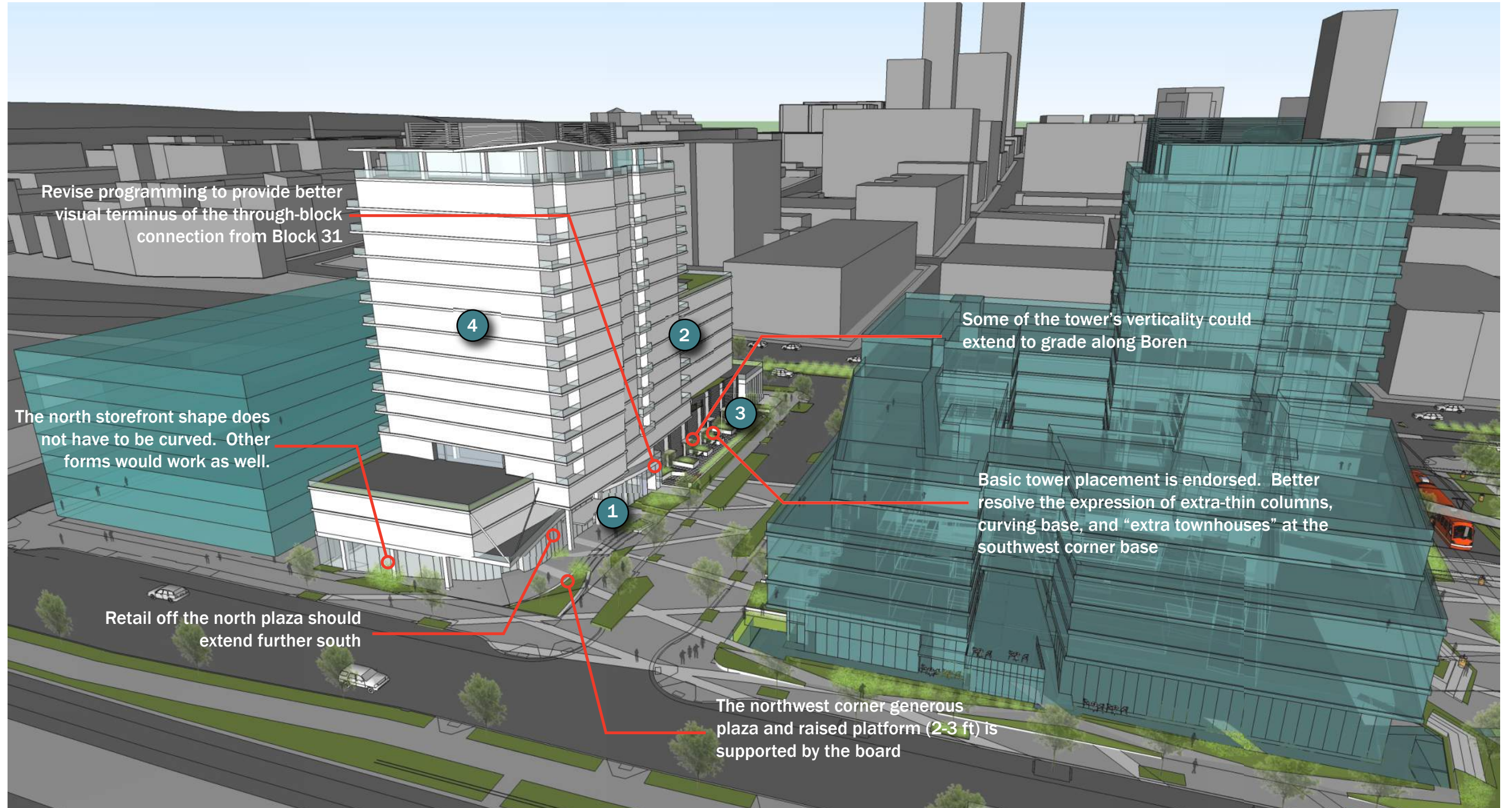
- The integration of **sustainable strategies** for site and building are encouraged.
- The northwest corner generous **plaza and raised platform** (2-3 ft.) is supported by the board.
- The **north storefront** shape does not have to be curved. It could be a canted shape.
- The **residential lobby** should be easily visible from Boren and not blocked by street trees. Study the lobby shifted further south.
- Basic **tower placement** is endorsed. Continue to study the expression of extra-thin columns, curving base, and “extra townhouses” at the southwest corner base.
- A **3-part expression** of base, tower, and south wing is supported.
- For the **south podium**, a full width facing Mercer is endorsed with podium, townhouses, and commercial base reading separately.
- The board encouraged study of other forms besides straight double loaded corridor for the **south podium**.
- This site has been recognized as a **bicycle and transit nexus**. Increased bicycle storage with direct access to street is supported.
- The board does not support **at grade parking**, except for disabled spaces and car-share.
- More **facade modulation** at all four sides of the tower is recommended to reinforce vertical proportions.
- The plaza at southeast corner on Mercer appears to be a **dead plaza**.

BLOCK 25 EDG 1 DIRECTION

- 1 Adjust at-grade programming to enhance neighborhood connections and provide clarity of use.
- 2 Study the 85’ podium mass. Provide more presence along Mercer Street and clarify forms.
- 3 Study relationship of townhouse units to surrounding massing.
- 4 Provide more modulation on all four sides of the Tower design.



EDG 1 DESIGN GUIDANCE



AERIAL PERSPECTIVE OF MASSING PRESENTED AT EDG #1 ON 9/17/14

The integration of sustainable strategies for site and building are encouraged

More facade modulation at all four sides of the tower is recommended to reinforce vertical proportions

The board requested a reduction in at-grade parking, reserving spaces only for car share and handicap vehicles.

The site has been recognized as a bicycle and transit nexus. Increased bicycle storage with direct access to street is supported.

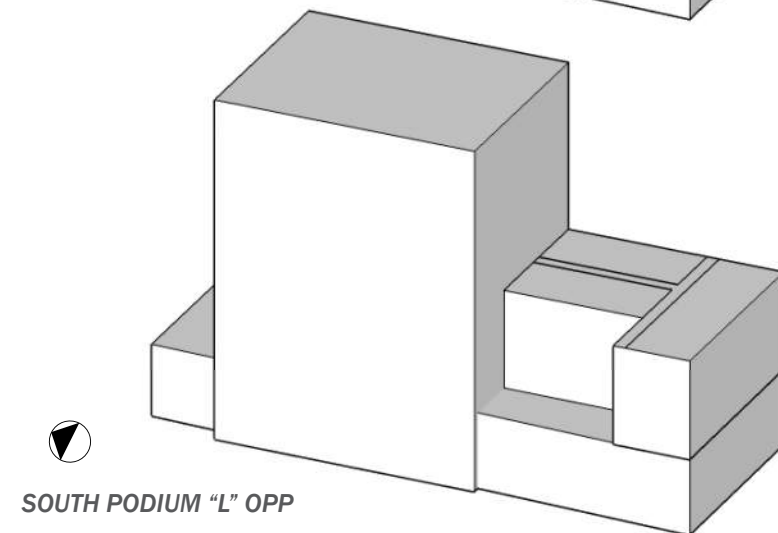
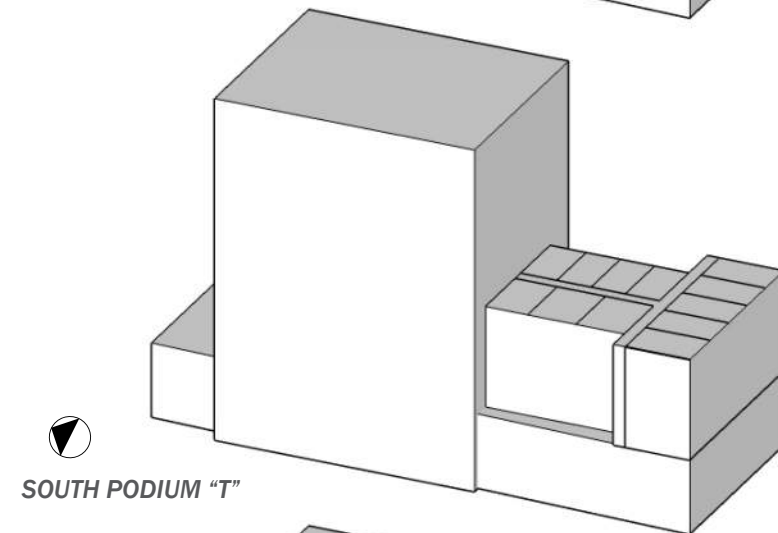
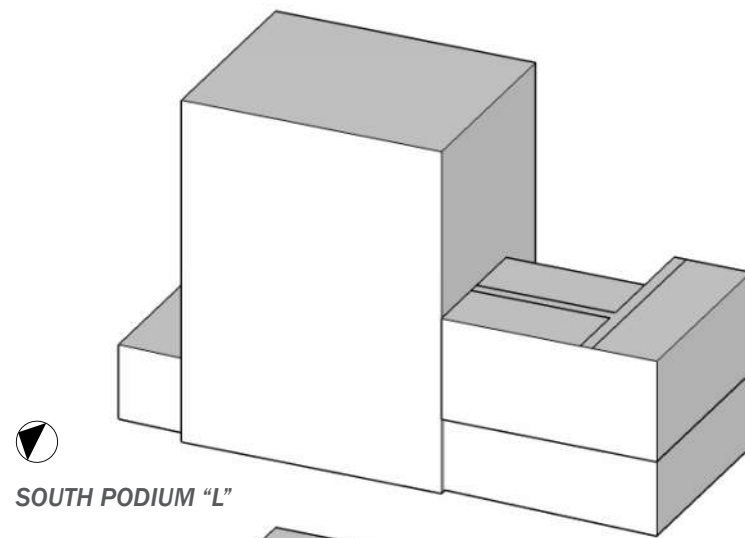
Redesign southeast corner of building to provide better presence at the corner of Mercer and the alley

For the south podium, a broader massing along Mercer was encouraged

Townhouse massing and design expression should be more cohesive with the rest of the podium design

AERIAL PERSPECTIVE OF MASSING PRESENTED AT EDG #1 ON 9/17/14

EDG 1 DESIGN PRIORITIES - APPLICANT SUMMARY



SOUTH PODIUM MASSING EXPLORATIONS POST EDG#1

I. CONTEXT & SITE RESPONSE

- Board supported integrated site and building strategies that improve the overall design character.
- The Board endorsed the generous plaza at the northwest corner along Boren and Valley. This scheme shows a raised platform adjacent to commercial storefront.
- The residential lobby entrance should be easily visible from Boren Ave N.
- Strengthen the massing relationship to the through-block connection on the west side of Boren, adjusting the internal building program if needed.

II. MASSING AND FORM CLARITY

- Basic tower placement was endorsed.
- Verticality needs to be studied, and extra-thin columns resolved.
- A clear 3-part expression of the base, tower, and podium is supported.
- A more unified south wing is preferred along the two street frontages. Explore forms other than the simple double loaded corridor. A broader massing along Mercer would be encouraged.

III. GROUND FLOOR USES AND ARRANGEMENT

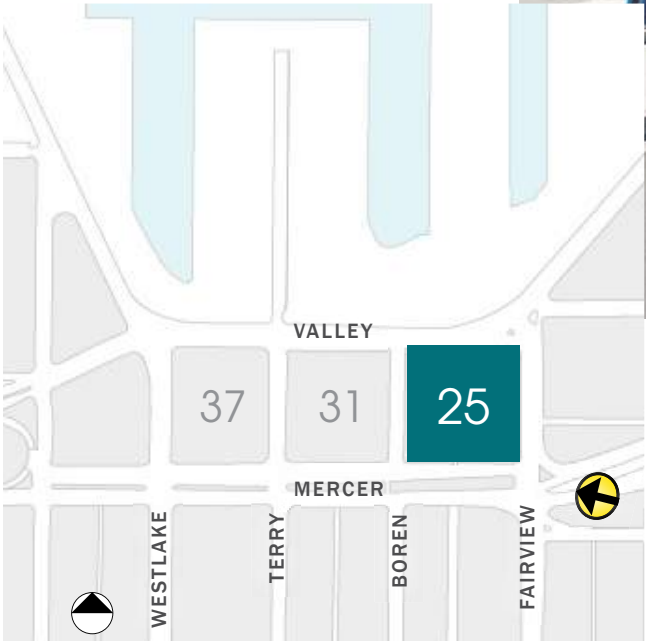
- North end ground floor uses (residential lobby, leasing and retail) should be designed to give prominence to the retail along Boren Ave N and enhance the public quality of their uses.
- Size, count, and visual expression of the residential townhouse units at grade should continue to be studied.
- More response than code minimum for bicycle storage is encouraged, preferably with direct access.
- Study a reduction of parking at grade and adjusting garage access to enhance ground floor programming.

IV. ARCHITECTURAL CHARACTER

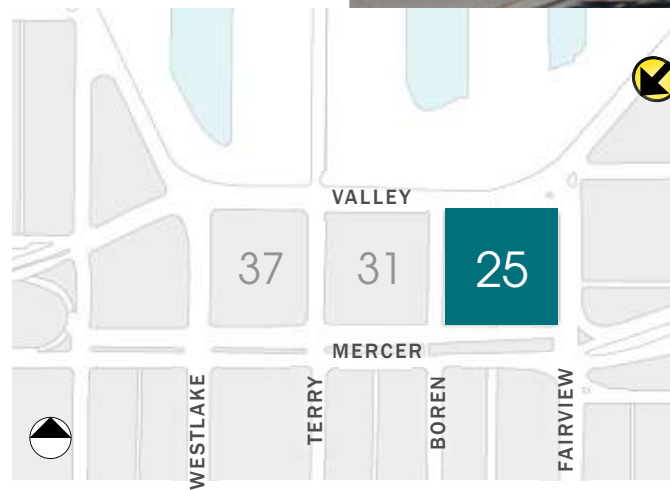
- All four sides of the tower should show more facade modulation to reinforce vertical proportions.
- Preliminary ideas presented regarding climate-responsive screens, composition, and materiality is supported.



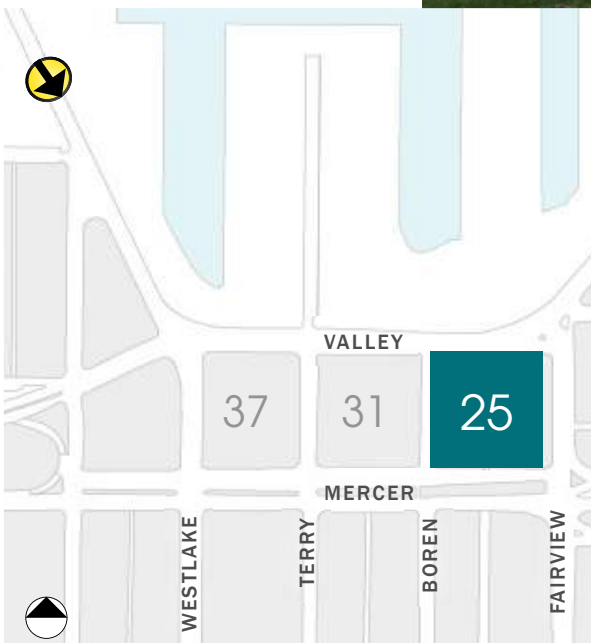
NOTE: BLOCKS 31, 37 ARE SHOWN FOR CONTEXT. SEE MUP #S 3017398 & 3017484



LOOKING SOUTHWEST FROM FAIRVIEW AVENUE

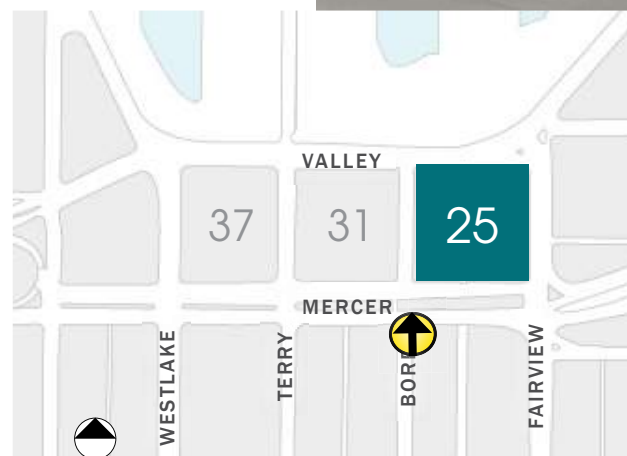


NOTE: BLOCKS 31, 37 ARE SHOWN FOR CONTEXT. SEE MUP #S 3017398 & 3017484



NOTE: BLOCKS 31, 37 ARE SHOWN FOR CONTEXT. SEE MUP #S 3017398 & 3017484

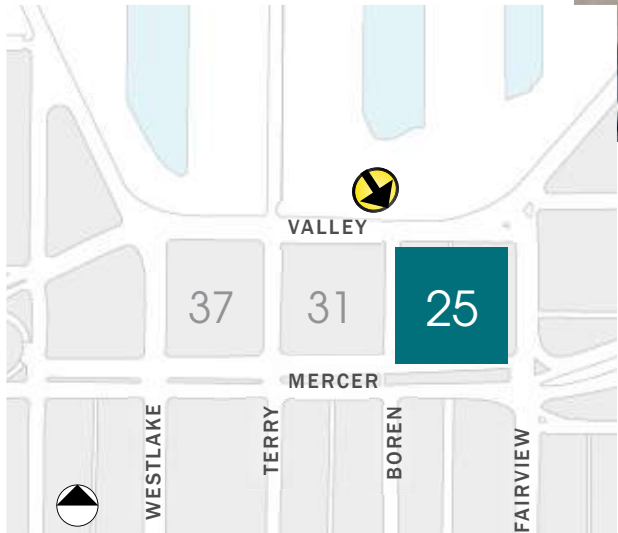
VIEW FROM BOREN AVE N.



NOTE: BLOCKS 31, 37 ARE SHOWN FOR CONTEXT. SEE MUP #S 3017398 & 3017484



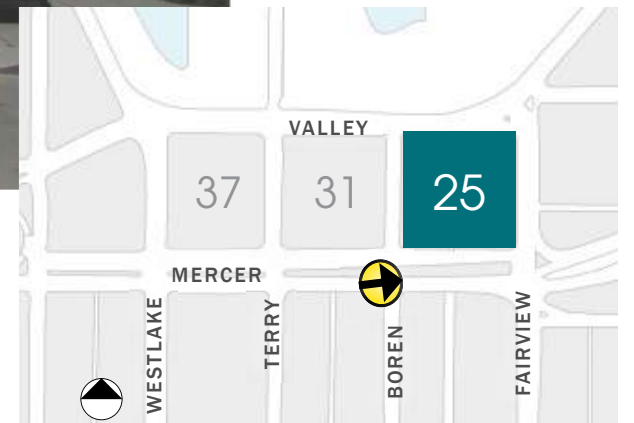
NOTE: BLOCK 25E IS SHOWN FOR CONTEXT.



MERCER STREET FACADE ANALYSIS

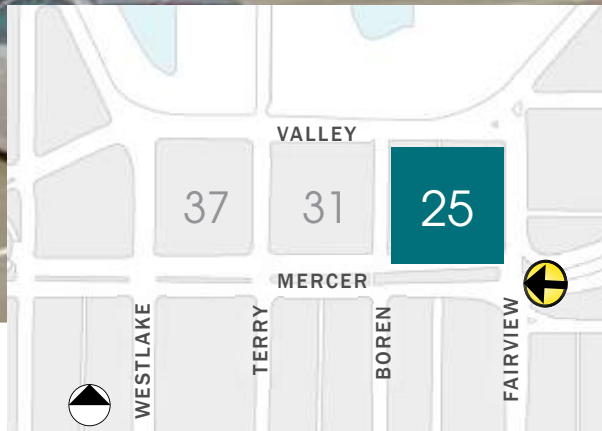


MASSING VIEW OF MERCER STREET AT WESTLAKE AVE LOOKING EAST

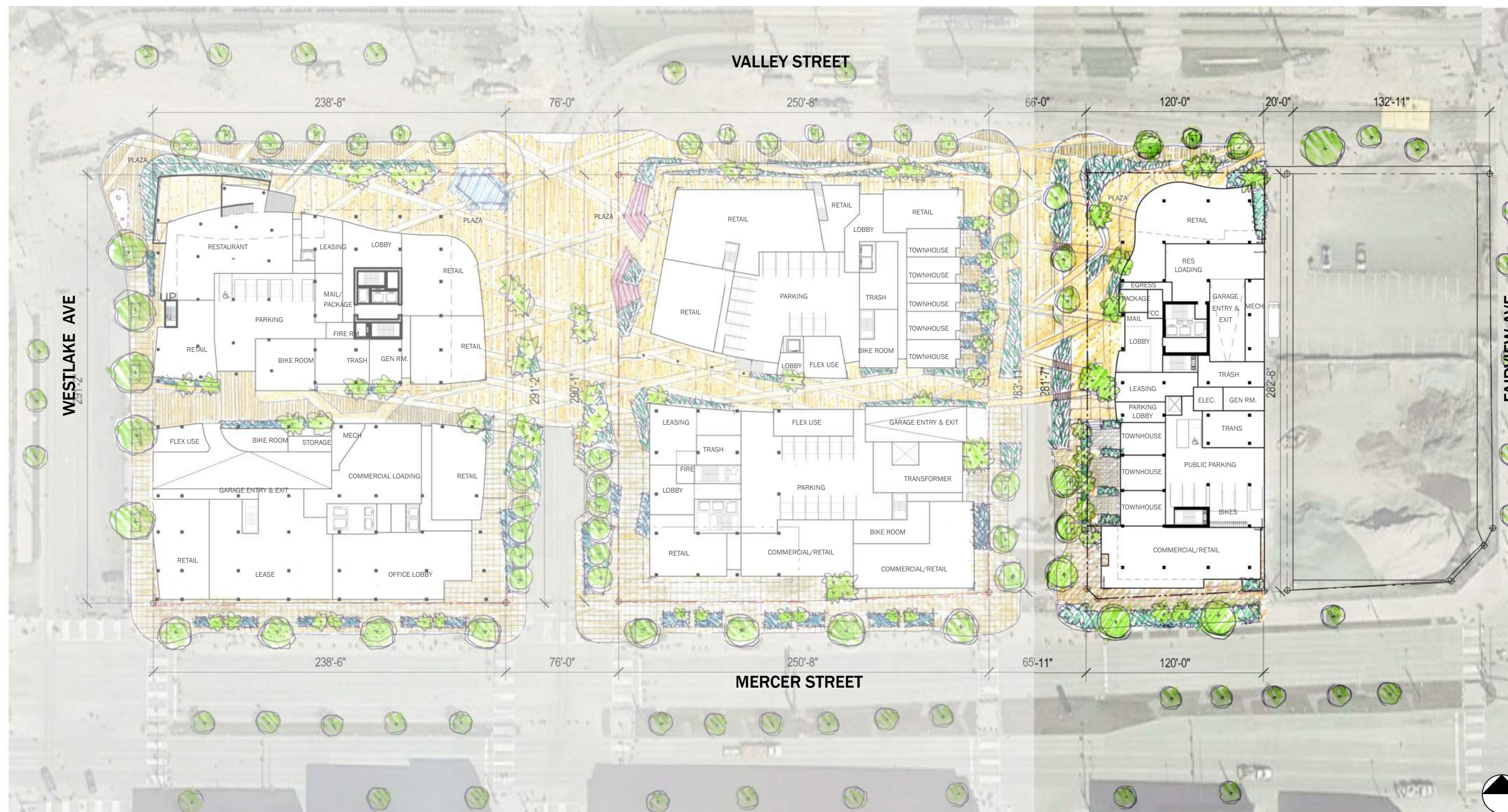




MASSING VIEW OF MERCER STREET AT FAIRVIEW AVE LOOKING WEST



BLOCK 25 LANDSCAPE PLAN - EDG 2



REVISED LANDSCAPE PLAN FOR EDG #2 ON 11/19/14

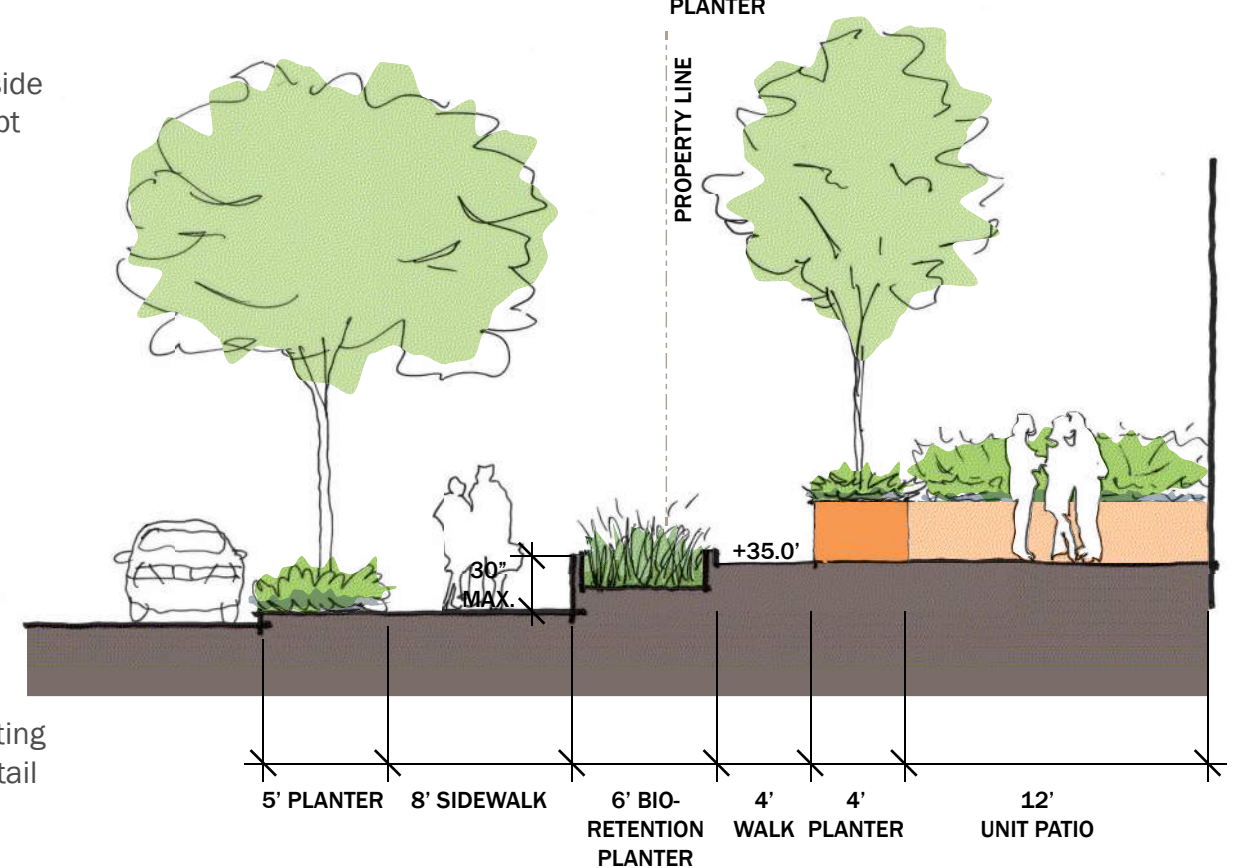
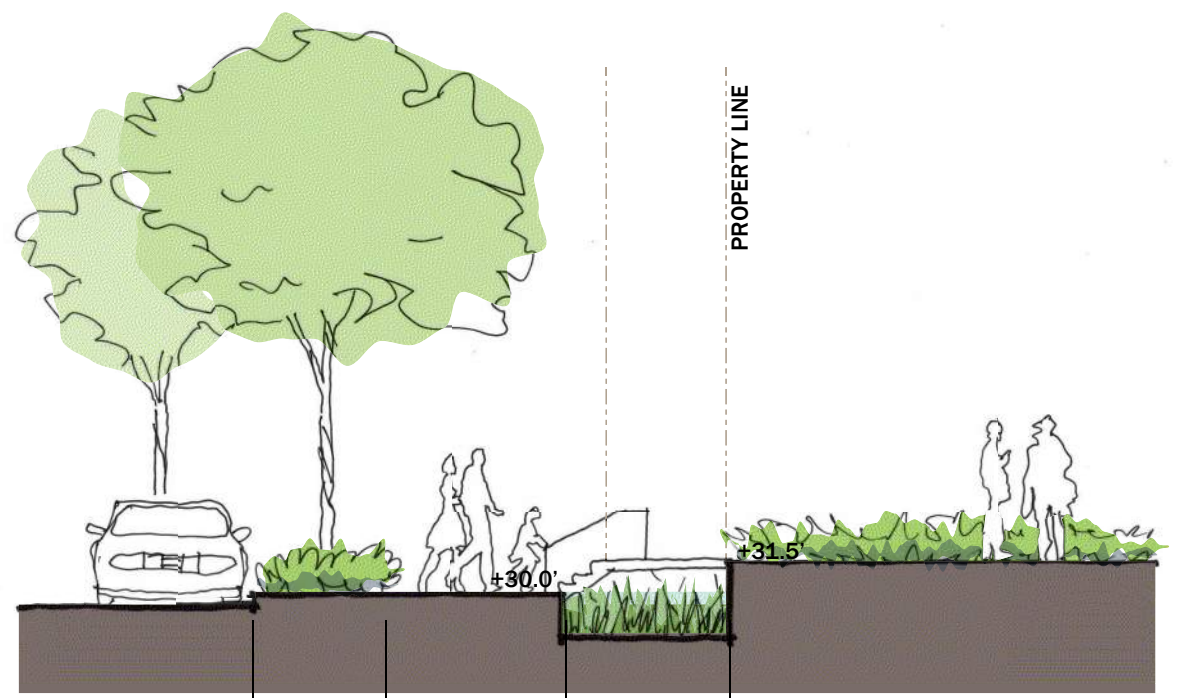


Raised public plaza
w/ activation from
adjacent retail

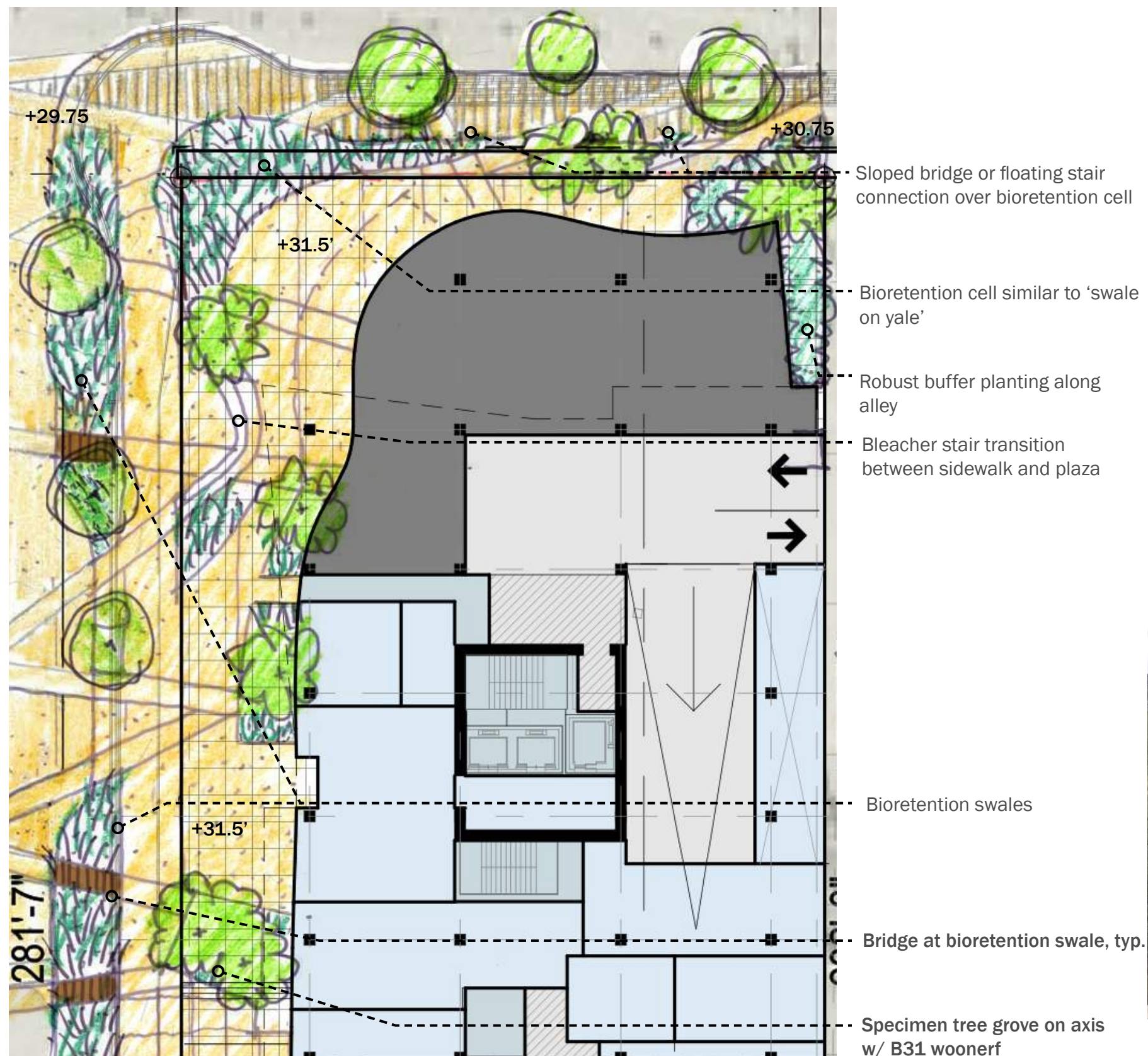
Residential lobby
plaza
Bioretention curbside
along Boren, except
at parallel parking

Retail lobby plaza
Townhouse unit
patios

Added buffer planting
fronting mercer retail



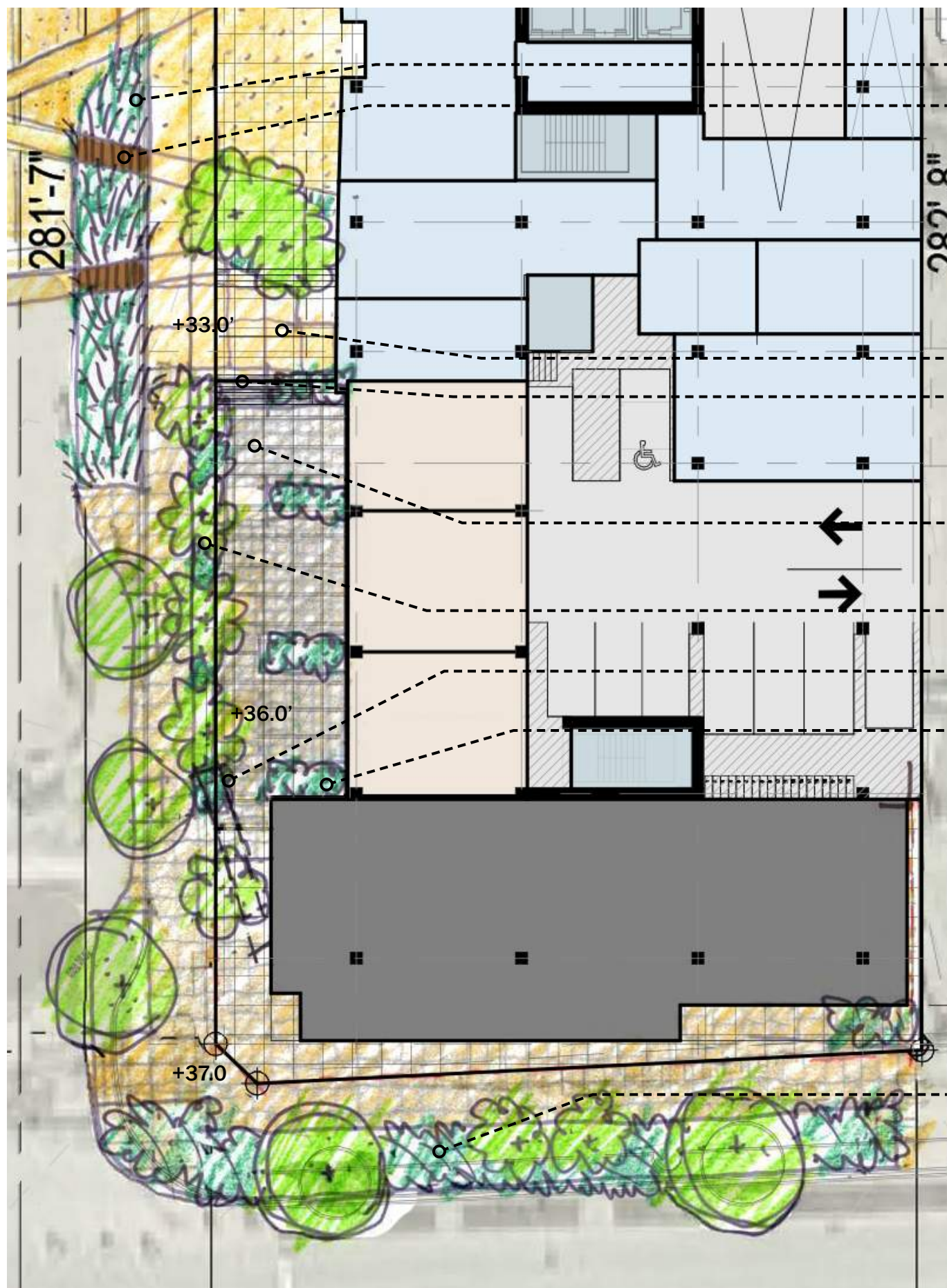
BLOCK 25 LANDSCAPE PLAN - EDG 2



BIORETENTION ALONG VALLEY



BLEACHER STAIR TRANSITION



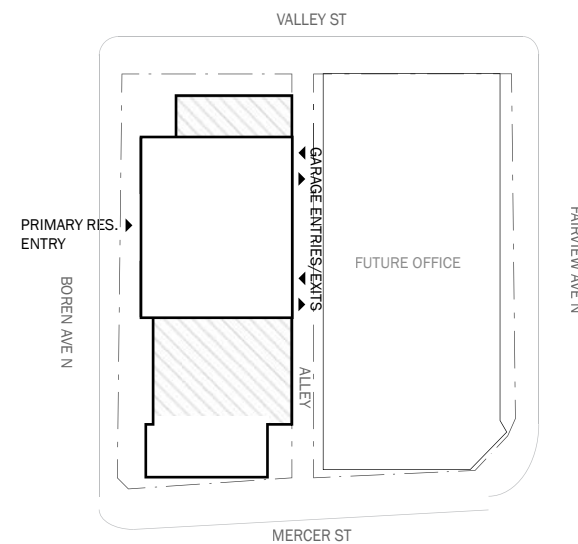
- Curbside bioretention swale
- Bridge over bioretention swale, typ.
- Retail entry plaza
- Stair transition between plaza and th walkway
- Raised walkway fronting townhomes
- Raised bioretention planters at back of sidewalk
- Entry into townhouse walkway
- Vertical bioretention swale transitions to grade
- Planted buffer along Mercer



BIORETENTION BRIDGE

BLOCK 25 | EDG #1

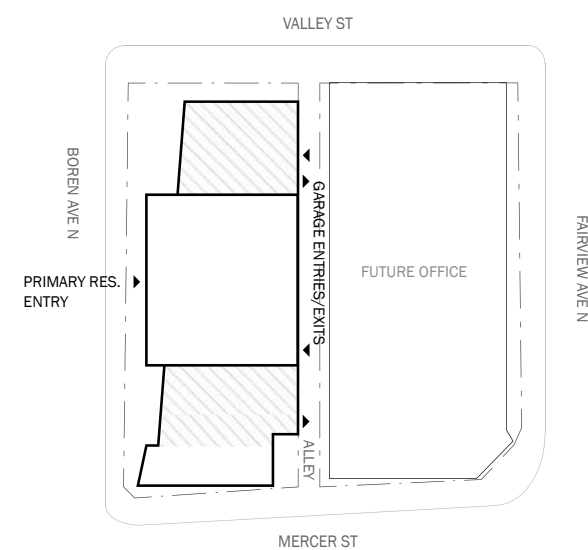
SCHEME A - CODE COMPLIANT



BOARD COMMENTS:

- There were no comments on the code compliant scheme.

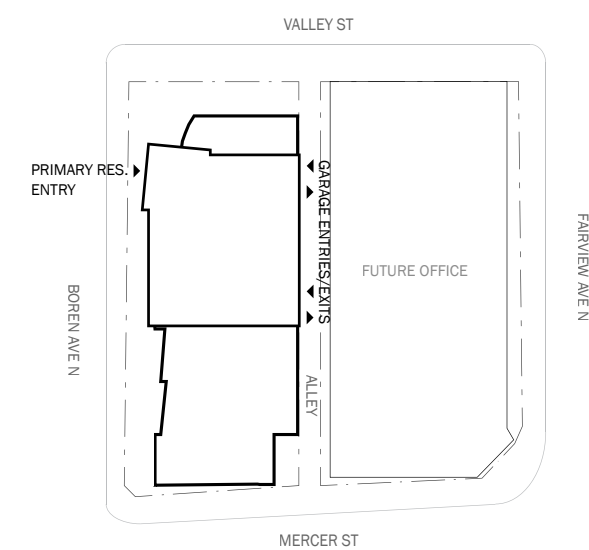
SCHEME B



BOARD COMMENTS:

- One board member liked the continuous angled expression at the ground plane, arguing that it helped clarify the massing.
- The location of the tower does not provide adequate hierarchy between the north and south podiums.

SCHEME C



BOARD COMMENTS:

- Tower location is good.
- Massing of south 85' podium feels unresolved, with too many parts.
- Ground floor uses are not clearly expressed with the architecture.
- The modulation shown in the tower was received favorably and more was requested.

SCHEME D - PREFERRED



BLOCK 25 EDG 1 DIRECTION

- 1 Adjust at-grade programming to enhance neighborhood connections and provide clarity of use.
- 2 Study the 85' podium mass. Provide more presence along Mercer Street and clarify forms.
- 3 Study relationship of townhouse units to surrounding massing.
- 4 Provide more modulation on all four sides of the Tower design.

BLOCK 25 PROJECT DATA

EDG #1 SCHEME C

Multifamily housing project with:

Approximately 248 residential units of housing

Approximately 5,412 square feet of commercial/retail

Approximately 255 structured parking stalls, 12 at grade

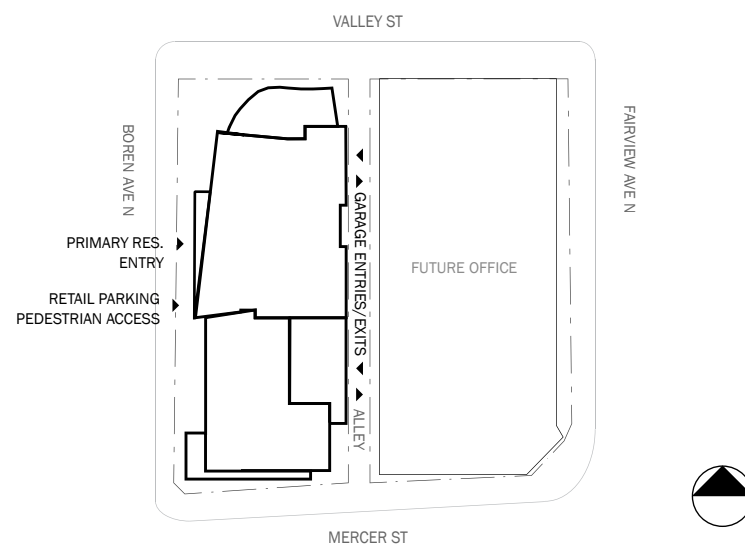
EDG 2 SCHEME D | PREFERRED

Multifamily housing project with:

Approximately 252 residential units of housing

Approximately 7,955 square feet of commercial/retail

Approximately 246 structured parking stalls, 8 at grade



SCHEME C (EDG 1 PREFERRED) | BLOCK 25

GROUND FLOOR USE BEFORE

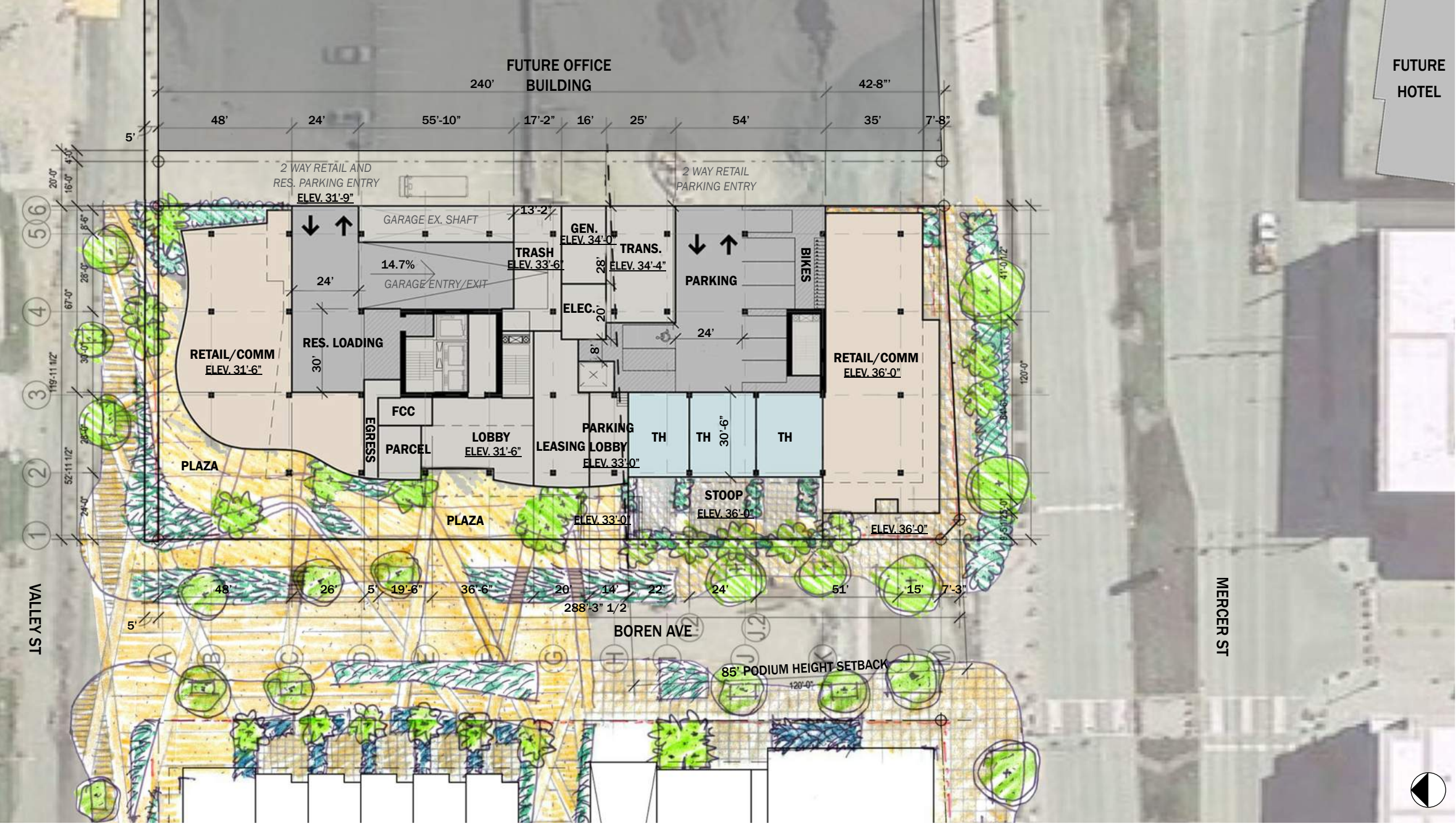
- The integration of sustainable strategies for site and building are encouraged
- Retail off the north plaza should extend further south
- The northwest corner generous plaza and raised platform (2-3 ft.) is supported by the board
- Basic tower placement is endorsed. Better resolve the expression of extra-thin columns, curving base, and "extra townhouses" at the southwest corner base
- The north storefront shape does not have to be curved. Other forms would work as well.
- Revise programming to provide better visual terminus of the through-block connection on Block 31.
- Some of the tower's verticality could extend to grade along Boren
- The board requested a reduction in at grade parking, reserving spaces only for car share and handicap vehicles.
- Townhouse massing and design expression should be more cohesive with the rest of the podium design.
- The site has been recognized as a bicycle and transit nexus. Increased bicycle storage with direct access to street is supported
- Redesign southeast corner of building to provide better presence at the corner of Mercer and the alley.
- For the south podium, a broader massing along Mercer was encouraged.



GROUND FLOOR USE AFTER

- Retail wrap corner and has more of a presence on the plaza.
- Leasing moved south of the lobby
- Through block terminus to public parking access and Leasing office. Fewer townhouses and shifted south
- Retail and public bicycle parking accessed at ground level off alley
- Retail at Mercer extended to be adjacent to alley. Strong street frontage on Mercer and no more plaza abutting the alley



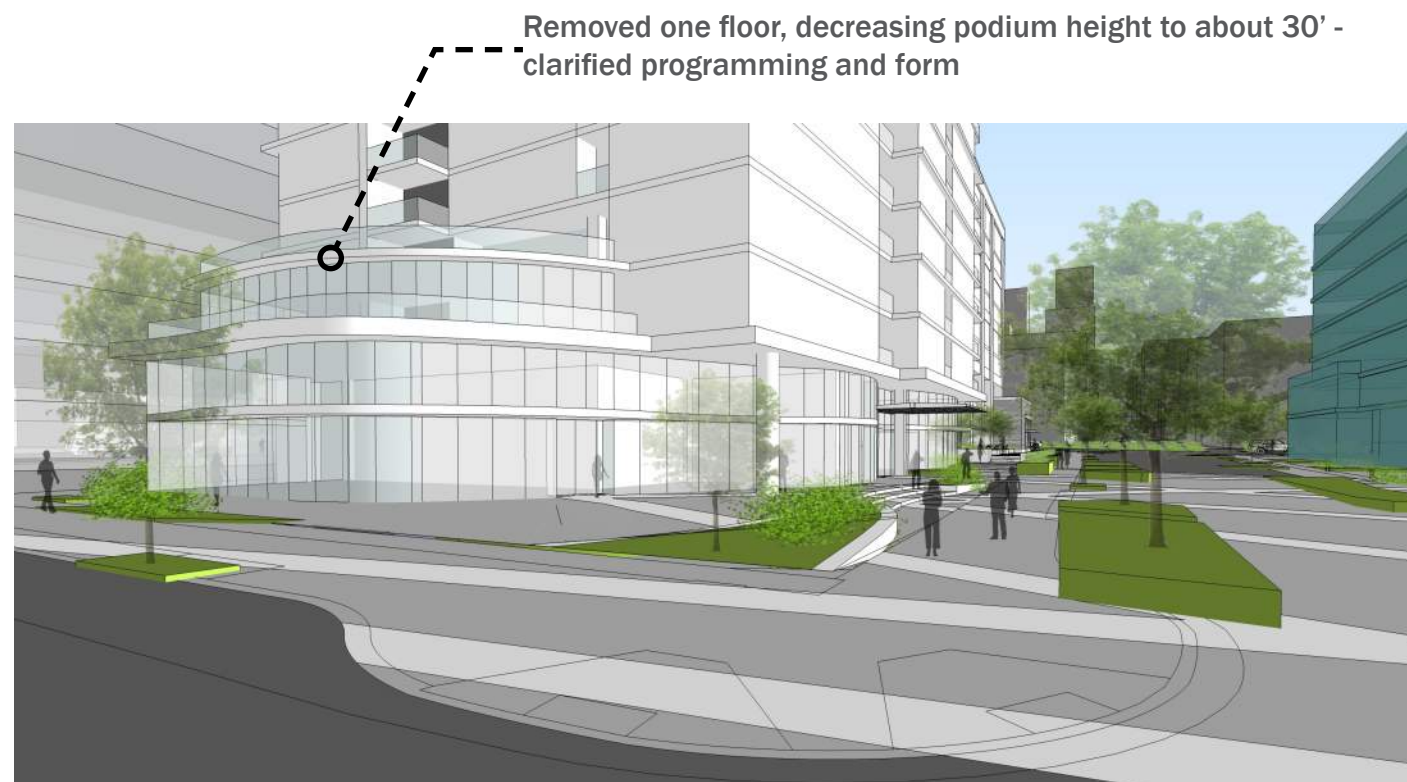


- Mech/Service
- Retail
- Outdoor Space
- Residential
- Amenity
- Parking
- Circulation/Lobby

SCHEME D (PREFERRED) | BLOCK 25 - GROUND LEVEL USES & THROUGH BLOCK TERMINUS



PERSPECTIVE OF MASSING FROM NW CORNER PRESENTED AT EDG #1 ON 9/17/14

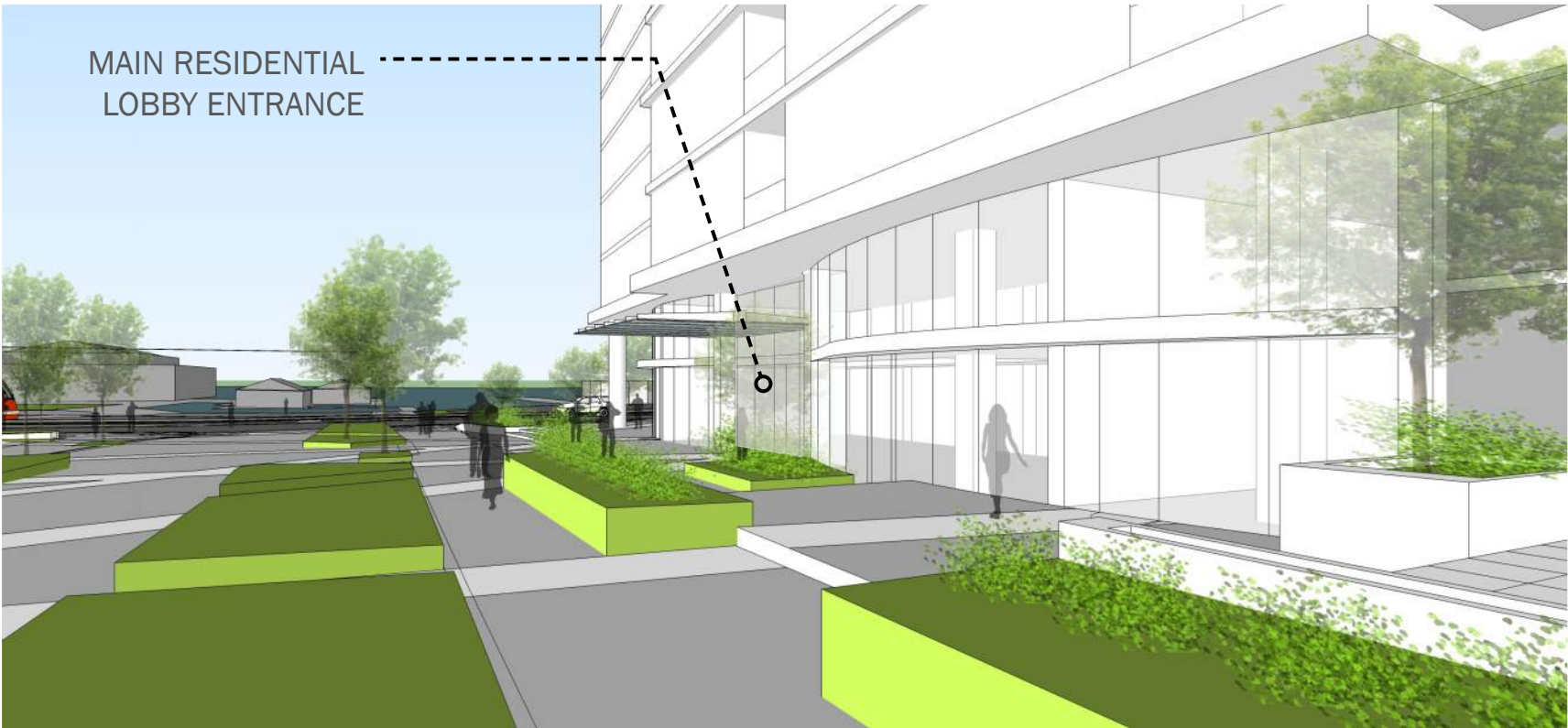
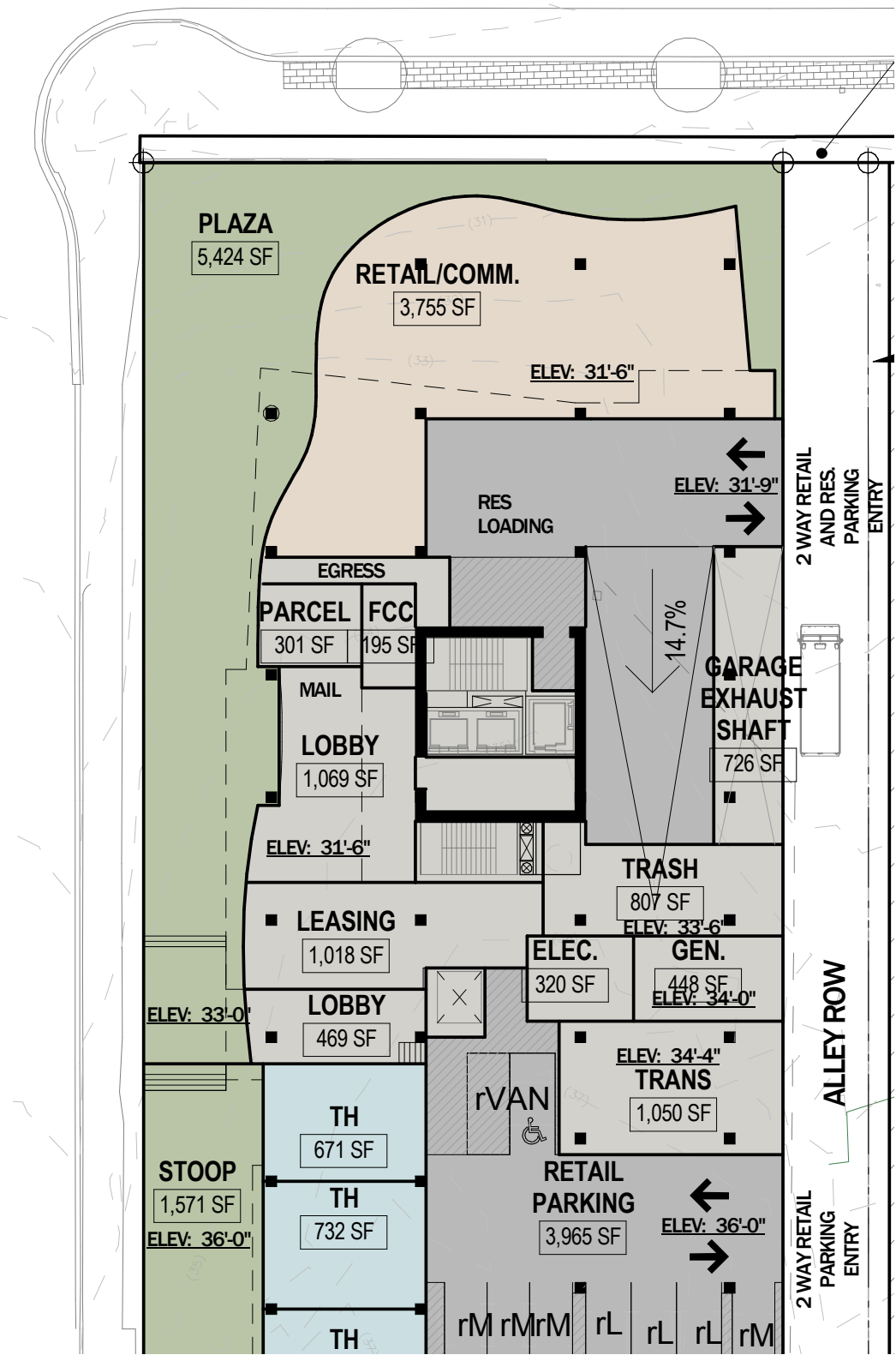


PERSPECTIVE OF CURRENT MASSING FROM NW CORNER



KALVEBOD COPENHAGEN CURVED FACADE AND CANOPY





PERSPECTIVE OF CURRENT MASSING AT RESIDENTIAL LOBBY ENTRANCE



PERSPECTIVE OF CURRENT MASSING FROM TERMINUS OF THROUGH BLOCK CONNECTION

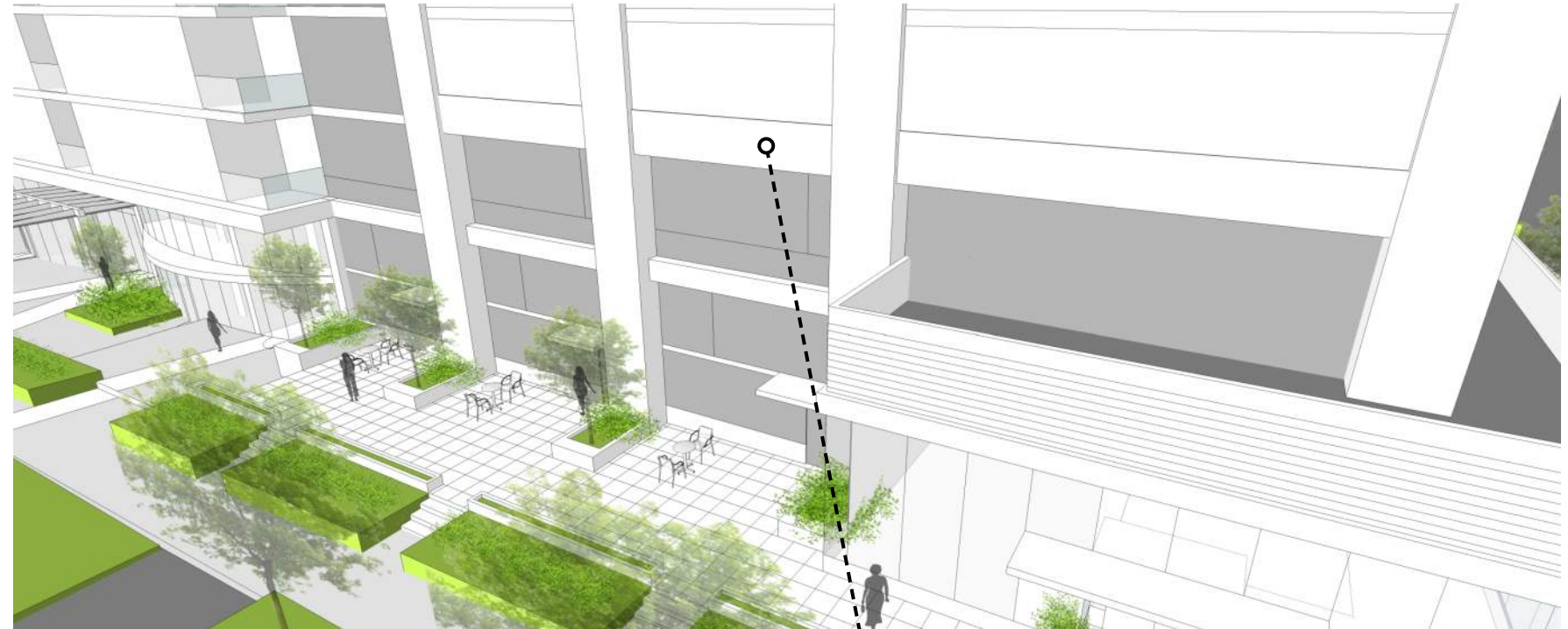
SCHEME D (PREFERRED) | BLOCK 25 - TOWNHOUSE DESIGN



8TH AND REPUBLICAN TOWNHOUSE RENDERING
BY RUNBERG ARCHITECTURE GROUP



EXPO TOWNHOUSE VIEW
BY RUNBERG ARCHITECTURE GROUP



PERSPECTIVE OF CURRENT TOWNHOUSE MASSING

TOWNHOUSE MODULATION
RELATES TO PODIUM DESIGN



PERSPECTIVE OF CURRENT TOWNHOUSE MASSING

PODIUM DESIGN BEFORE

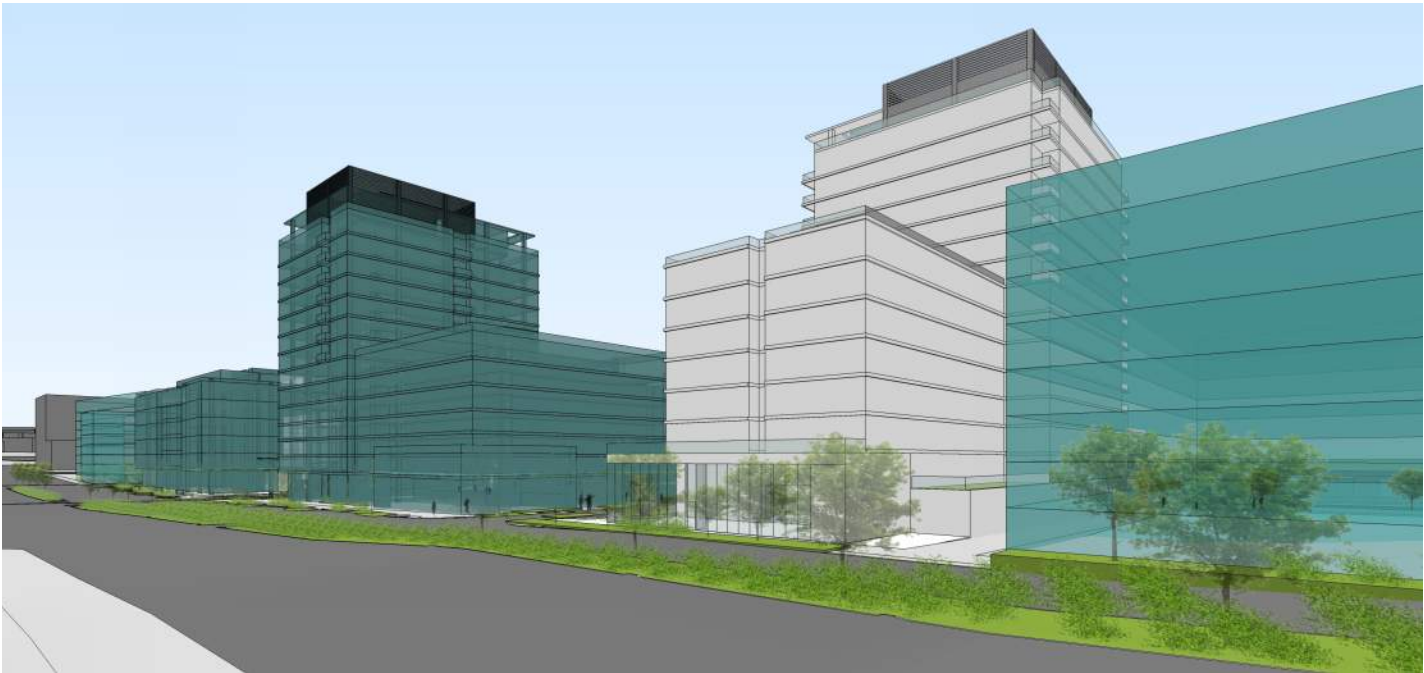


PERSPECTIVE OF SW CORNER MASSING FROM MERCER STREET PRESENTED AT EDG #1 ON 9/17/14

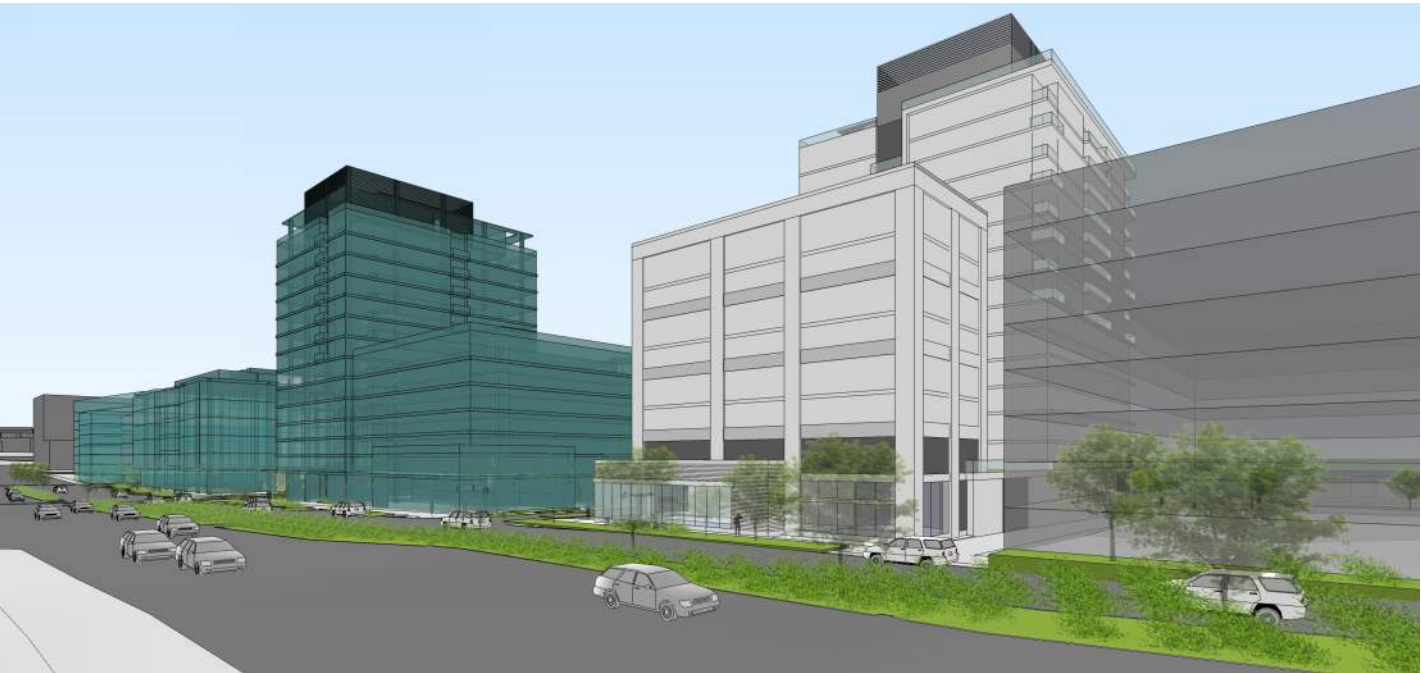
PODIUM DESIGN AFTER



PERSPECTIVE OF CURRENT SW CORNER MASSING FROM MERCER STREET

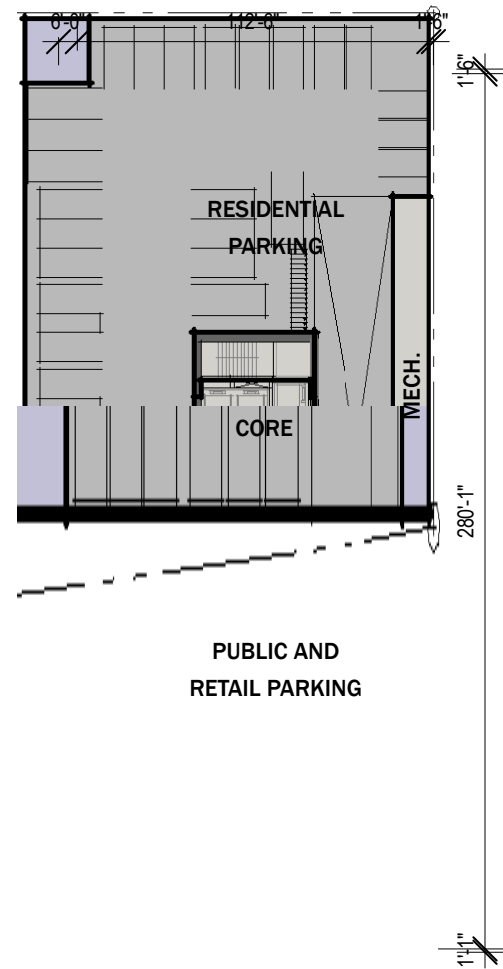


PERSPECTIVE OF SE CORNER MASSING FROM MERCER STREET PRESENTED AT EDG #1 ON 9/17/14

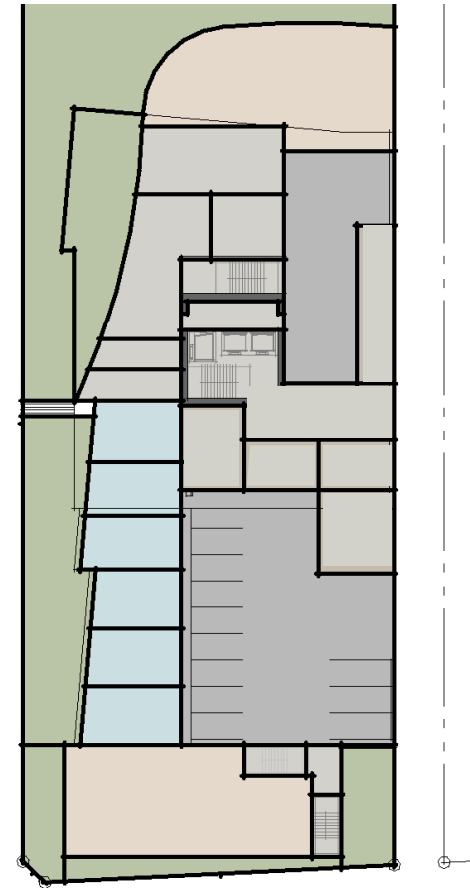


PERSPECTIVE OF CURRENT SE CORNER MASSING FROM MERCER STREET

SCHEME D (PREFERRED) | BLOCK 25

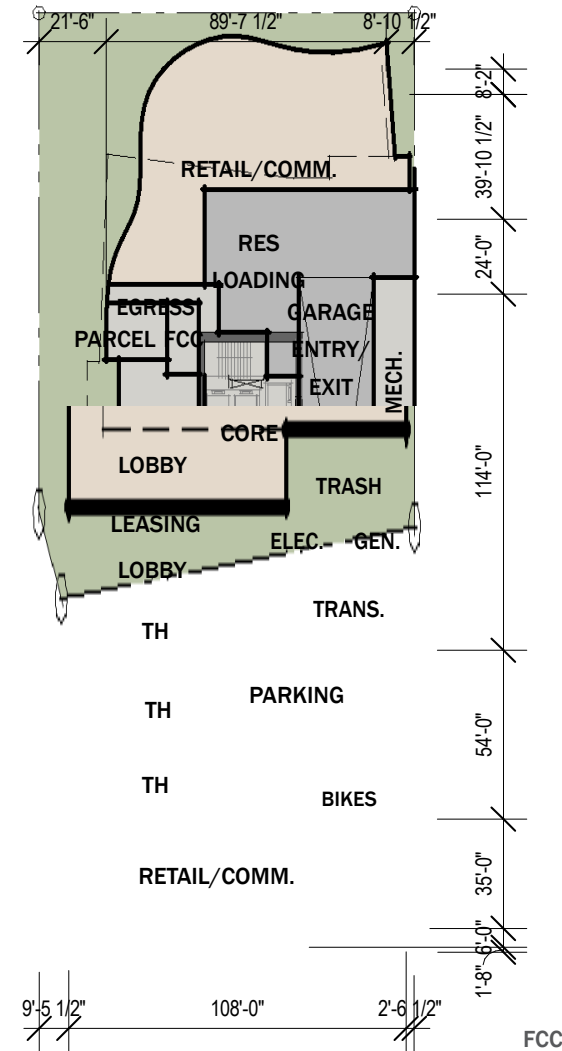


TYPICAL PARKING



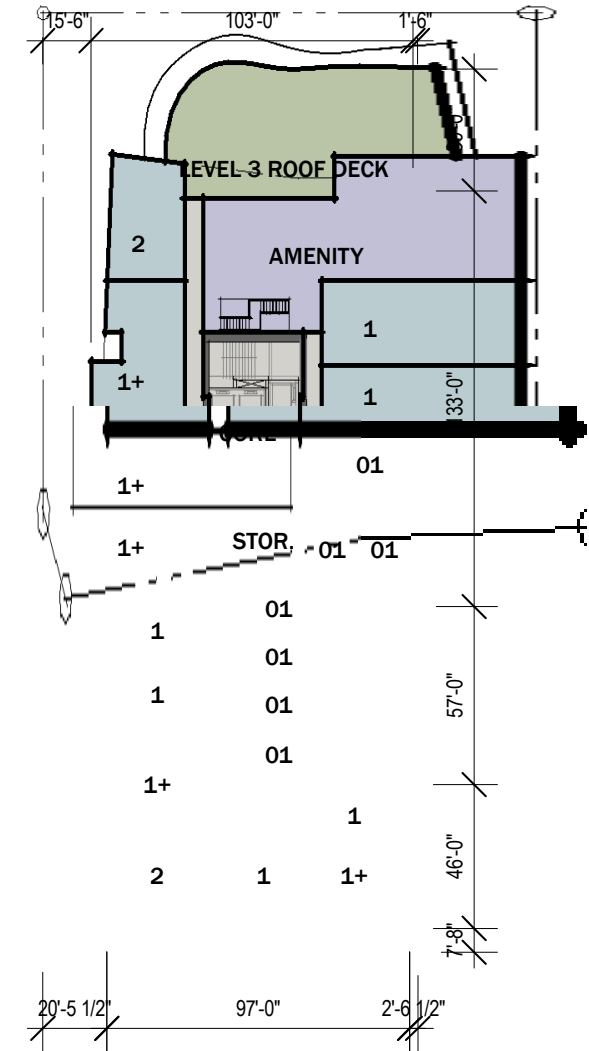
GROUND LEVEL EDG # 1

At **EDG #1**, there were **12** ground level parking spaces



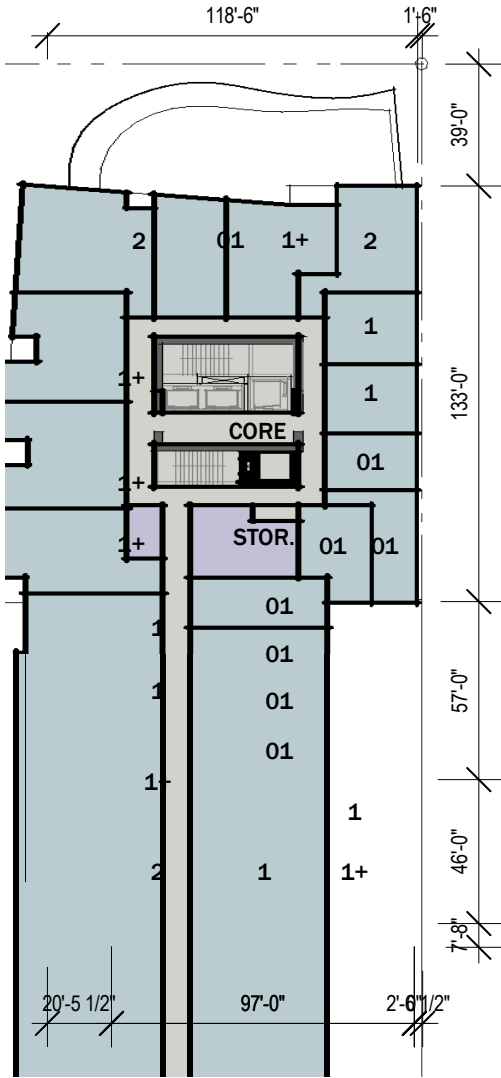
GROUND LEVEL

Parking shown at ground level is for public and retail uses, including barrier free stalls. Currently there are **8** parking spaces.

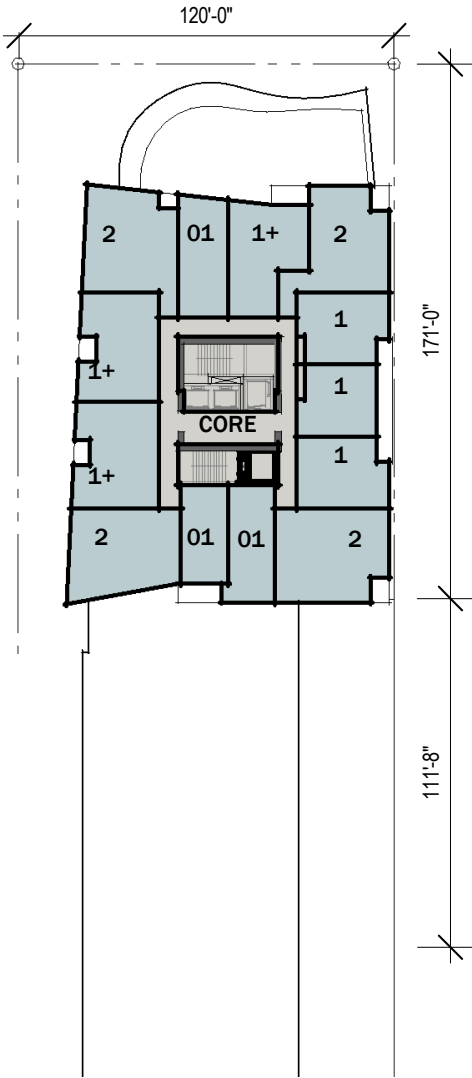


TYPICAL LOWER PODIUM

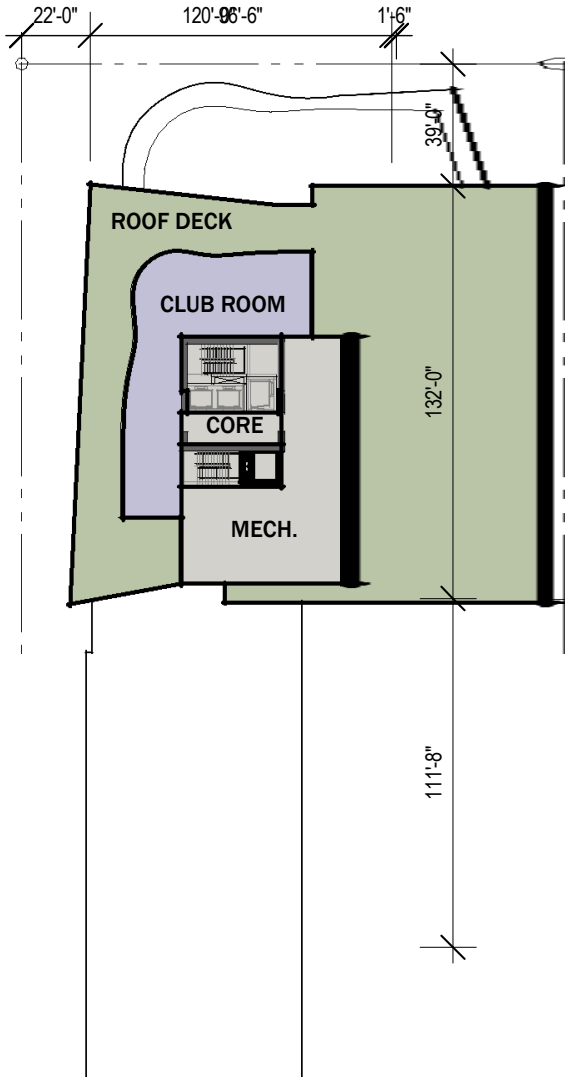
- Mech/Service
- Retail
- Outdoor Space
- Residential
- Amenity
- Parking
- Circulation/Lobby



TYPICAL UPPER PODIUM



TOWER LEVEL



ROOF LEVEL

- Mech/Service
- Retail
- Outdoor Space
- Residential
- Amenity
- Parking
- Circulation/Lobby



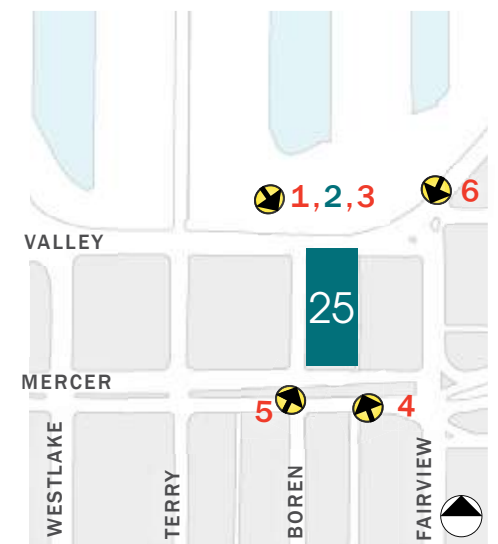
SCHEME D (PREFERRED) | BLOCK 25



1 AERIAL VIEW FROM NORTHWEST



2 AERIAL VIEW EDG 1 FROM NORTHWEST





3 PERSPECTIVE VIEW FROM NORTHWEST



4 PERSPECTIVE VIEW FROM SOUTHEAST

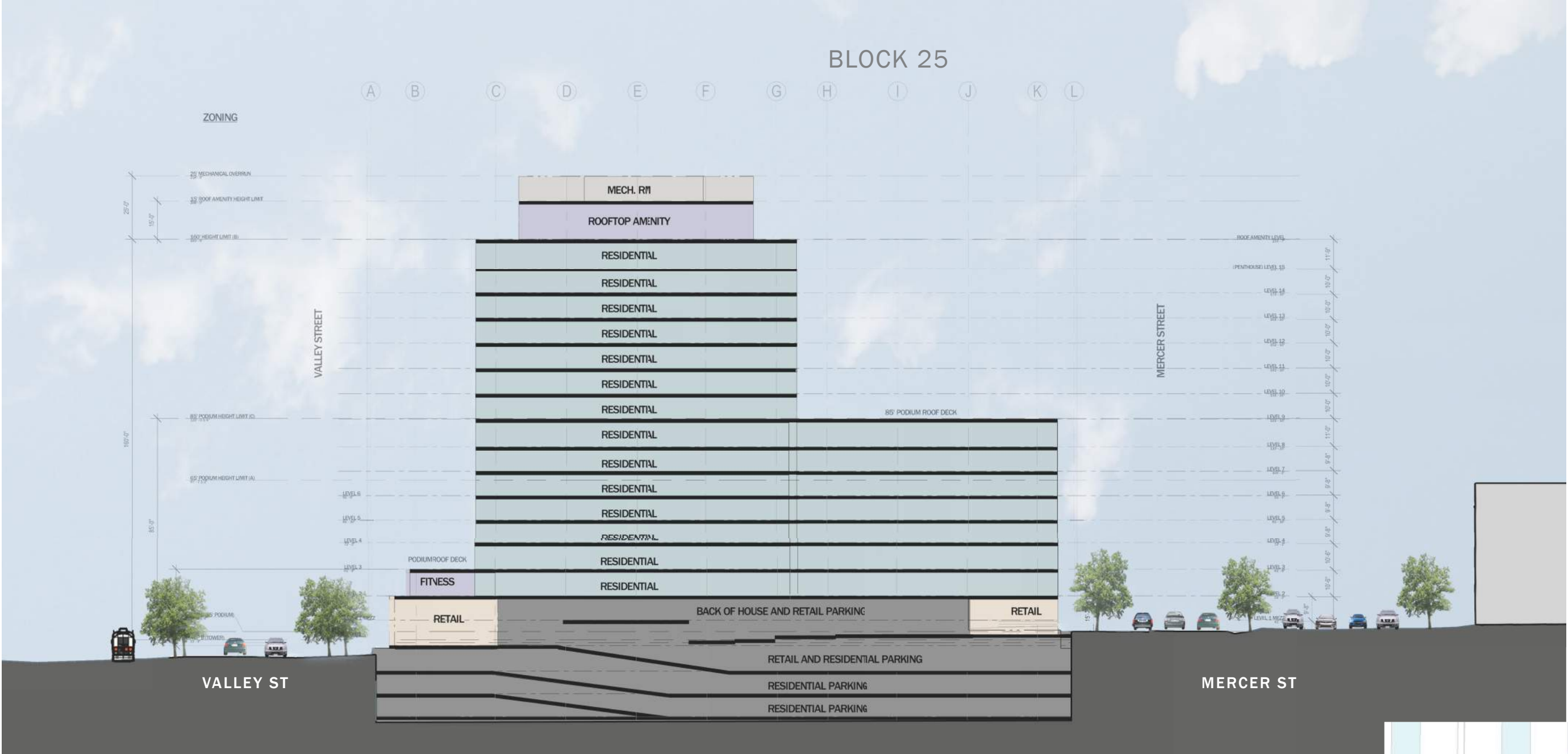


5 PERSPECTIVE VIEW FROM SOUTHWEST

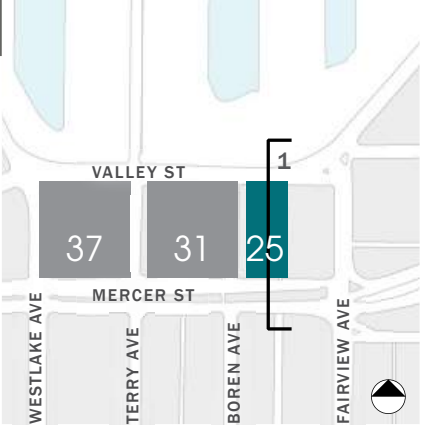
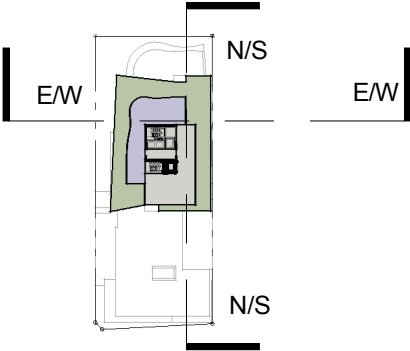


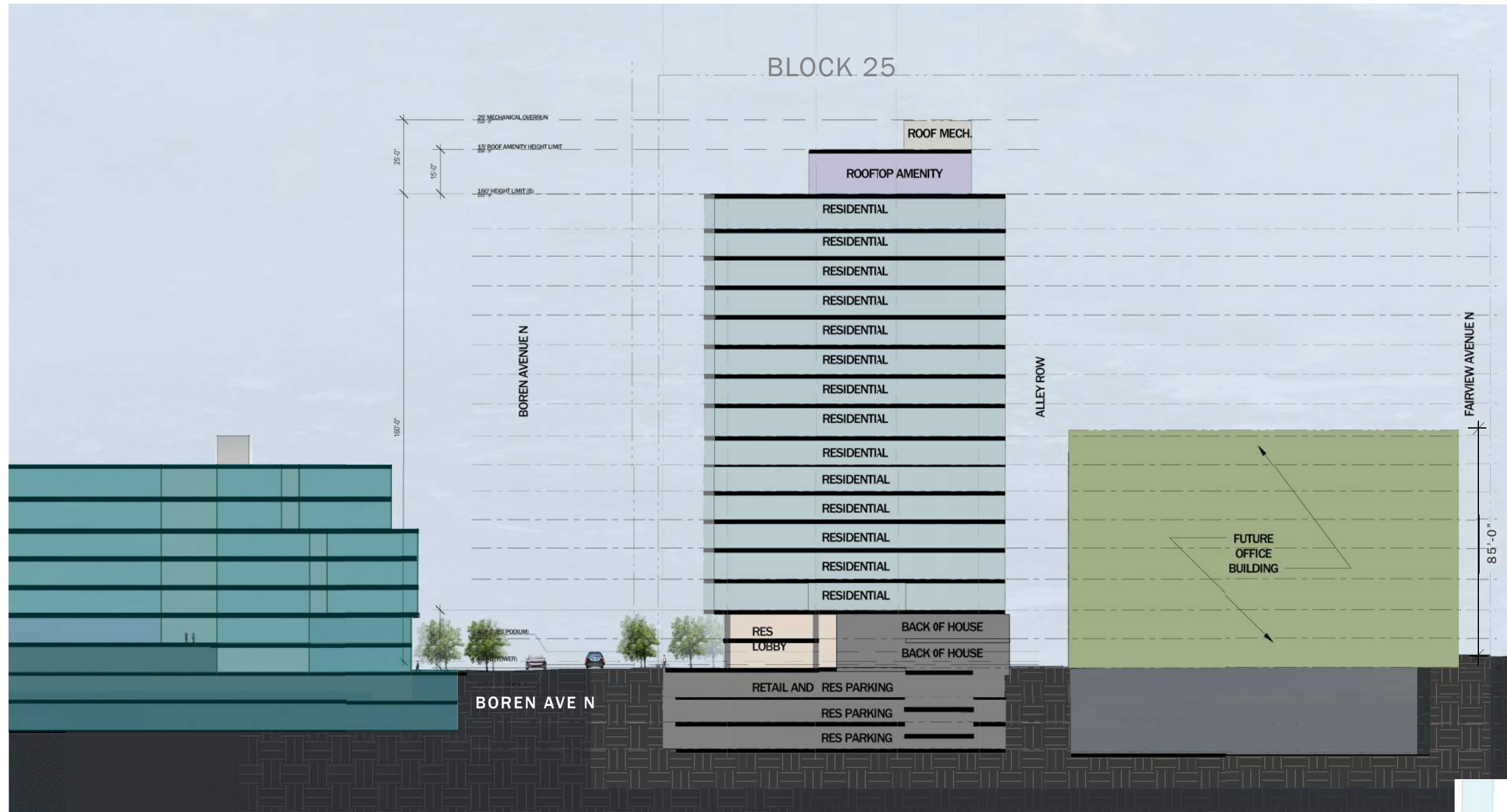
6 PERSPECTIVE VIEW FROM NORTHEAST

SITE SECTIONS

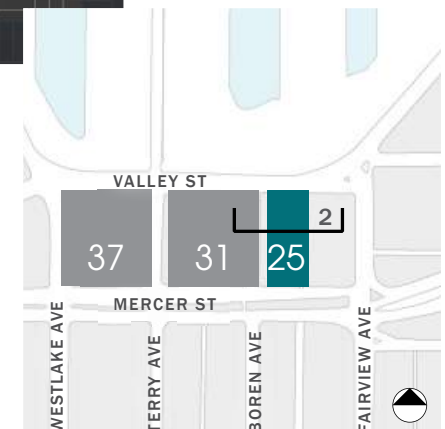
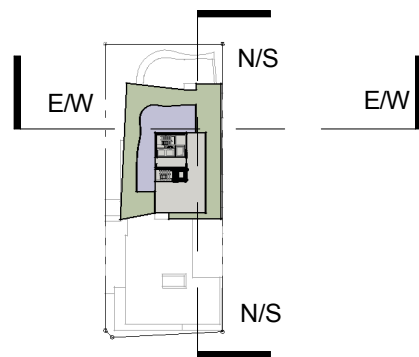


1. NORTH-SOUTH SECTION





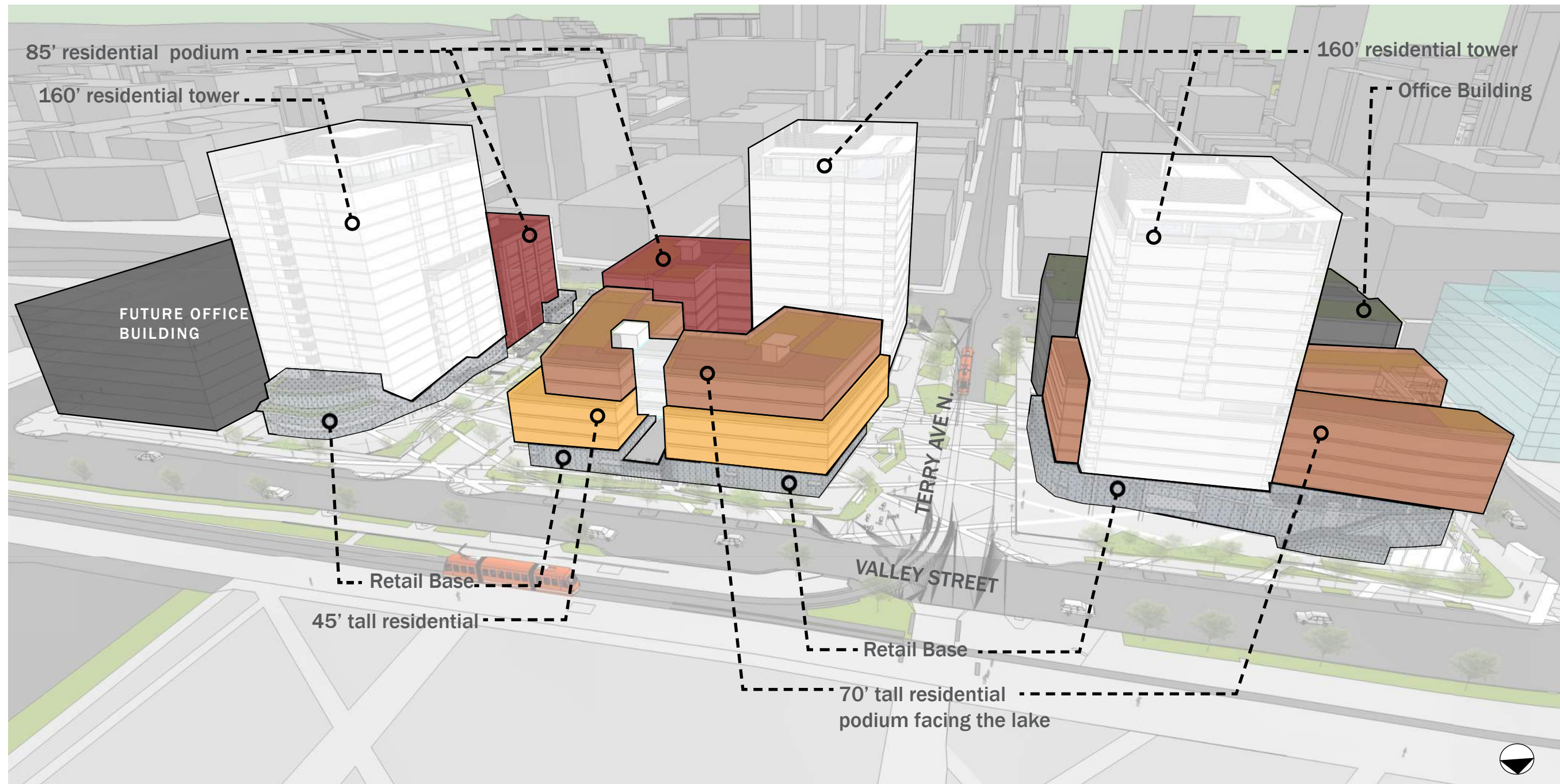
2. EAST-WEST SECTION



BLOCK
25



BLOCK
25



BUILDING MASSING DIAGRAM | SITE VIEW FROM THE NW

85' PODIUM DESIGN | CITY AND HISTORICAL CONTEXT



Public Storage building (Ford Motor Co.)



MOHAI



Masonry Frame



Inspiration - TREES
Provide sense of height, protection, verticality and canopy over ground level uses.



Asymmetry
Create an asymmetrical composition to enhance verticality along the tower facades.



Reveal
Use of subtractive element to express intersection of two volumes and accentuate important uses.



Ribbon / Frame
Expressed frame element to accent tower masses and/or provides transition between facade conditions.



Grouping
Ganging multiple floors together in a common expression to enhance the verticality of the tower volume.

DEPARTURES | BLOCK 25

1 DEVELOPMENT STANDARD REQUIREMENT STRUCTURE HEIGHT [23.48.010H]

“7. At the applicant option, the combined total coverage of all features listed in subsections 23.48.10.H.4 and 23.48.010.H.5 may be increased to 65% of the roof area, provided that all of the following are satisfied:

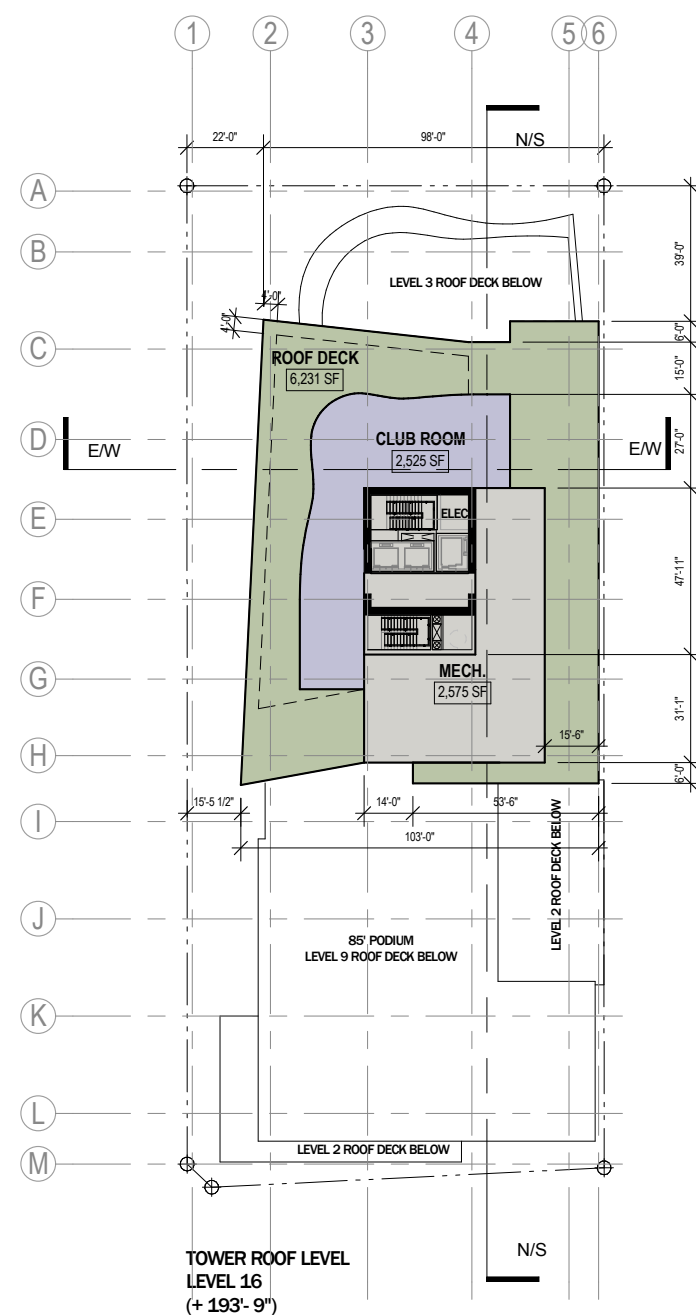
- All mechanical equipment is screened; and
- No rooftop features are located closer than 10 feet to the roof edge.”

DEPARTURE REQUEST / PROPOSAL

A departure is requested to lessen the distance required to edge of roof for rooftop features, including the rooftop canopy along the north and west facades, and the mechanical screen on the south facade. The requirement for maximum of 65% coverage will be met.

JUSTIFICATION

Rooftop canopies act as a lighthouse. This design concept is part of the design language for this site and the neighboring sites. From the north they will act as a beacon. They have minimum impact from the street level, as seen in the adjacent perspectives. The tower has been held back 39'-0" from the north property line, which is 14'-0" more than the code minimum setback of 25'-0", therefore, the roof canopy will not create additional shading conflicts for properties north of the site.



SITE VIEW FROM NW SHOWING ROOFTOP CANOPY



SITE VIEW FROM SW SHOWING MECHANICAL SCREEN AND ROOFTOP CANOPY

2 DEVELOPMENT STANDARD REQUIREMENT
STREET-LEVEL DEVELOPMENT STANDARDS
[23.48.014A]

- “2. Minimum facade height. A minimum facade height is required for the street-facing facades of new structures, unless all portions of the structures are lower than the required minimum facade height listed below.
- a. On class 1 Pedestrian Streets, the minimum height for street-facing facades is 45 feet.
 - b. On class 2 Pedestrian Streets and Neighborhood Green Streets, ..., the minimum height for street-facing facades is 25 feet.”

DEPARTURE REQUEST / PROPOSAL

A departure is requested for both the north podium and south podium as neither front facades meet the 25’ facade requirement. The north podium is approximately 20 feet tall along Valley then steps back 6’ and rises to 30 feet tall plus parapet. The south retail is approximately 19 feet tall along the majority of Mercer, then rises the full 85 feet allowance plus parapet for the south podium.

JUSTIFICATION

This departure is requested along the north to allow more views to the lake and open up the block with the open space at the northwest plaza. The south retail frontage was lowered to better relate to the proposed massing on Block 31 (MUP #3017484) and the pedestrian realm. The south podium mass also comes down to the street at the southeast corner of the block, presenting strong frontage to Mercer St.



NORTH PODIUM FACADE HEIGHT | SITE VIEW FROM THE NW



SOUTH PODIUM FACADE HEIGHT | SITE VIEW FROM THE SE

PAGE INTENTIONALLY LEFT BLANK